

# HISTORIC PRESERVATION PLAN



Adopted Plan  
Frederick County, Maryland  
June 2007



Division of Planning





# **FREDERICK COUNTY HISTORIC PRESERVATION PLAN**

## **Adopted Plan**

June 2007

## **Frederick County Division of Planning**

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## **FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION**

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*Frederick County Association of Realtors*

**Andy Stout**

**Jessica Cramer Winter**

**RESOLUTION NO. 07-35**

**Re: Adoption of the 2007 Update of the Historic Preservation  
Plan of Frederick County, Maryland**

WHEREAS, the Board of County Commissioners of Frederick County, Maryland, by Resolution 97-08, adopted a Historic Preservation Plan for the County on February 18, 1997 and stated in the Resolution that the Plan shall be in effect until updated and adopted in the manner for amendment, extension, or addition of the Comprehensive Plan or any of its parts pursuant to § 3.07 of Article 66B of the Annotated Code of Maryland, as amended; and,

WHEREAS, by Resolution 2007-01, the Frederick County Planning Commission certified to the Board of County Commissioners of Frederick County, Maryland, pursuant to said § 3.07 of Article 66B, the approved and recommended update to the Frederick County Historic Preservation Plan, dated February 2007; and,

WHEREAS, the Board of County Commissioners, after providing the required public notice, conducted a public hearing on June 12, 2007, concerning the Historic Preservation Plan; and,

WHEREAS, the Board of County Commissioners considered all of the recommendations of the Frederick County Planning Commission, the Frederick County Historic Preservation Commission, the Planning Staff, those public comments received as part of the public hearings of the Planning Commission and before the Board of County Commissioners, and also reviewed written correspondence which was submitted concerning the Plan by adjoining planning jurisdictions, municipalities, affected State and local agencies and interested persons, and the Board of County Commissioners conducted this review process in sessions open to the public, and;

WHEREAS, the County Commissioners find that this Plan is made in accordance with Article 66B of the Annotated Code of Maryland with the general purpose of guiding and accomplishing the coordinated and harmonious development of Frederick County, and which will promote the health, safety, morals, order, convenience, prosperity and general welfare of the County and its citizens, and,

WHEREAS, Maryland Annotated Code Article 66B, § 14.06 provides that the Board of County Commissioners may overrule an action of the Frederick County Planning Commission under §§ 3.05, 3.06, 3.07 and 3.08 of Article 66B.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, that the 2007 update of the Frederick County Historic Preservation Plan is hereby approved and adopted, containing the text, titled:

"HISTORIC PRESERVATION PLAN, FREDERICK COUNTY, MARYLAND".

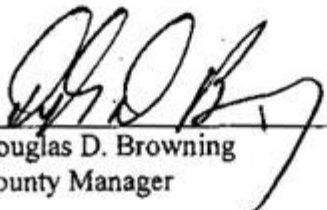
BE IT FURTHER RESOLVED that the 2007 Historic Preservation Plan replaces the 1997 Historic Preservation Plan pursuant to Article 66B, of the Annotated Code of Maryland.

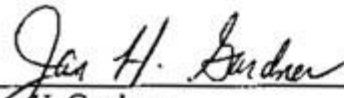
BE IT FURTHER RESOLVED that this Resolution shall take effect on June 12, 2007.

The undersigned hereby certifies that this Resolution was approved and adopted on the 12<sup>th</sup> day of June, 2007.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF FREDERICK COUNTY, MARYLAND

  
\_\_\_\_\_  
Douglas D. Browning  
County Manager

  
\_\_\_\_\_  
Jan H. Gardner  
President  
MSC 6/13/07

**Resolution No. 2007-01**

**A Resolution to Approve & Recommend Adoption of the  
Frederick County Historic Preservation Plan  
2007 Update**

**WHEREAS**, the Frederick County Planning Commission, under the provisions of Section 3.07 of Article 66B of the Annotated Code of Maryland, may approve and recommend adoption of any amendment or extension of or addition to the County Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners of Frederick County, Maryland, by Resolution 97-08, adopted a Historic Preservation Plan for the County on February 18, 1997, and stated in the Resolution that the Plan shall be in effect until updated and adopted in the manner for amendment, extension, or addition of the Comprehensive Plan or any of its parts pursuant to said Section 3.07 of Article 66B; and,

**WHEREAS**, the Division of Planning prepared an update to the 1997 Plan under the title "Frederick County Historic Preservation Plan, Staff Draft, February 2007"; and,

**WHEREAS**, the purpose of the Historic Preservation Plan is to state the goals, objectives, and implementation strategies of a historic preservation policy to serve as a guide for land use decisions and in the updating of the County Comprehensive Plan; and,

**WHEREAS**, following notice of the time and place in the local media, a series of Public Round table meetings were held by the Planning Division in three locations around the County during April 2007, at which the Staff Draft of the Historic Preservation Plan Update was distributed and information received from the public about their concerns regarding the

preservation of historic sites; and,

**WHEREAS**, following notice of the time and place in a newspaper of general circulation in the County, the Planning Commission held a Public Hearing on May 16, 2007 on said Staff Draft of the Historic Preservation Plan Update, and continued the hearing to May 23, 2007; and,

**WHEREAS**, at least sixty (60) days prior to the Public Hearing, the Planning Division did refer a copy of said Draft Historic Preservation Plan Update to all adjoining jurisdictions, and to all State and other local agencies that have responsibility for financing and other implementation activities affecting historic preservation, and the comments received from these agencies were included in the hearing record and considered by the Planning Commission in their review of the Draft Historic Preservation Plan Update; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of Frederick County, Maryland, that the "Frederick County Historic Preservation Plan, Staff Draft, February 2007" is hereby approved and recommended for adoption by the Frederick County Board of Commissioners.

The undersigned hereby certifies that the foregoing Resolution was approved and recommended for adoption this 23rd day of May 2007.

Frederick County Planning Commission

A handwritten signature in dark ink, appearing to read "Alan E. Duke", with a horizontal line underneath.

**VICE CHAIR**

Attest: Alan E. Duke, Secretary

A handwritten signature in dark ink, appearing to read "Robert L. White, Jr.", with a horizontal line underneath.

By: Robert L. White, Jr., Chairman

## **RESOLUTION**

### **A Resolution to Recommend Adoption of the 2007 Update of the Frederick County Historic Preservation Plan**

**WHEREAS**, the Board of County Commissioners of Frederick County, Maryland, by Resolution No. 97-08, adopted a Historic Preservation Plan for the County on February 18, 1997, and stated in the Resolution that the Plan shall be in effect until updated and adopted in the manner for amendment, extension, or addition of the Comprehensive Plan or any of its parts pursuant to Section 3.07 of Article 66B of the Annotated Code of Maryland; and

**WHEREAS**, the Division of Planning prepared an update to the 1997 Plan under the title "Frederick County Historic Preservation Plan, Staff Draft, February 2007"; and

**WHEREAS**, the Frederick County Historic Preservation Commission was provided with the updated Historic Preservation Plan Staff Draft for its review and comments, and the Commission held a Public Hearing on May 2, 2007, pursuant to public notice duly given, to receive public comments; and

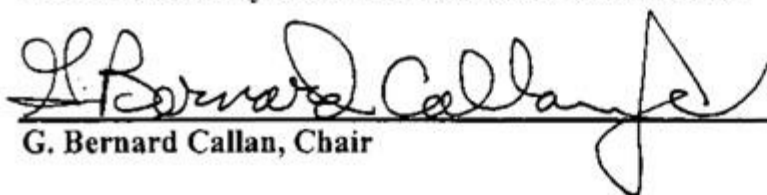
**WHEREAS**, subsequent to the Public Hearing, the Historic Preservation Commission, considered all public comments and reviewed written comments that were submitted concerning the Plan, and conducted this review process in open session; and

**WHEREAS**, the Historic Preservation Commission finds that the Historic Preservation Plan Staff Draft of February 2007 promotes the goals, objectives, and strategies for the preservation of sites, structures, and districts of historical, archeological, and architectural significance consistent with Chapter 1-23 of the Frederick County Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION**, that the Frederick County Historic Preservation Plan, Staff Draft, February 2007 is hereby approved and recommended to the Board of County Commissioners for consideration under said Section 3.07 of said Article 66B.

**ADOPTED MAY 2, 2007**

**Frederick County Historic Preservation Commission**

  
\_\_\_\_\_  
G. Bernard Callan, Chair

## **EXECUTIVE SUMMARY**

The Historic Preservation Plan was originally adopted in February 1997. This Staff Draft is the first step in updating the Plan. The following points highlight the substantive changes to the original text:

- ◆ The effects of intensified development and transportation networks are the principal threat to historic resources, as discussed in the Historical Development of Frederick County, Chapter 1, pp. 29-31.
- ◆ The need for broader accessibility of historic sites survey information and interpretation of the architectural and cultural history of the County is detailed in Historic Preservation in Frederick County, Chapter 2, pp. 36-37.
- ◆ The establishment of the County's historic preservation program is the subject of a new chapter, Frederick County Historic Preservation Commission and County Register of Historic Places – 1998-2006, Chapter 3.
- ◆ The original chapter on Other Local Resources for Historic Preservation, Chapter 4 is greatly expanded to include more local historical societies, organizations with interests in historic and land preservation, recent scenic byway designations of the Historic National Road and the Catocin Mountain Highway, and the Heart of the Civil War State Heritage Area.
- ◆ In the Goals and Objectives, Chapter 5, status updates follow many of the objectives under each goal and two new objectives are included on p. 57, regarding the assessment of historic and archeological sites in the development review process and the adoption of guidelines for archeological surveys in the development review process.
- ◆ Status updates are also included in Strategies for Implementation, Chapter 6, and two new strategies regarding the development of processes and guidelines for ensuring that evaluation of potentially historic above-ground and archeological resources occurs in the development review process, and, where appropriate, preservation and/or interpretation of existing historic resources is part of the process.
- ◆ New additions to the Appendix include the text of the Historic Preservation Ordinance, the process for nominations to the County Register, application forms for both nomination and the Certificate of Appropriateness, the list and a map of County Register properties, the National Register of Historic Places map and list, a comparison of all the historical lists pertinent to the County, and information on the financial incentives and tax benefits of National and County Register listing. As in the original, a bibliography is included and it has been expanded to add web addresses for resource organizations.





## TABLE OF CONTENTS

INTRODUCTION	11
CHAPTER ONE: HISTORICAL DEVELOPMENT OF FREDERICK COUNTY	15
CHAPTER TWO: HISTORIC PRESERVATION IN FREDERICK COUNTY 1966-2006	35
CHAPTER THREE: FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION AND COUNTY REGISTER OF HISTORIC PLACES 1998-2006	41
CHAPTER FOUR: OTHER LOCAL RESOURCES FOR HISTORIC PRESERVATION	49
CHAPTER FIVE: GOALS AND OBJECTIVES	57
CHAPTER SIX: STRATEGIES FOR IMPLEMENTATION	63
APPENDIX	67



*“New development that emphasizes new technologies and serves the needs of the new and evolving businesses and industries will continue to be a major component of cities’ economic stability and opportunities for growth. However, it is preservation and rehabilitation wherein lies historic continuity, greater emphasis upon quality of life, and greater opportunity for maintaining balanced participation in the local economy.”*

Nation’s Cities Weekly, *“Preservation and Rehabilitation – An Economic Tool for Cities”*



## INTRODUCTION

The Historic Preservation Plan is a statement of historic preservation goals, objectives, and strategies and a description of the existing resources for preservation drafted by the Frederick County Division of Planning to serve as a guide for land use decisions. The Historic Preservation Plan is part of an ongoing process of reviewing and updating Frederick County's Comprehensive Plan to ensure that it reflects the changing needs of the County and its citizens.

### **Original Plan Adoption**

The original Historic Preservation Plan was adopted by the Frederick County Board of County Commissioners on February 18, 1997. The Staff Draft of the original plan was funded in part by the Maryland Historical Trust through the Historic Preservation Grant Fund and matched by the Board of County Commissioners. The County Commissioners authorized the formation of an Historic Preservation Advisory Committee to review the Staff Draft and make recommendations for revisions. The Advisory Committee's Recommended Draft was presented to the Frederick County Planning Commission, which recommended it after a public hearing on January 15, 1997 for adoption by the County Commissioners. The Board of County Commissioners held a public hearing on the Recommended Plan on February 18, 1997 and adopted the Plan by a unanimous 5-0 vote on the same date.

### **Plan Update Process**

This update of the Historic Preservation Plan was prepared by the staff of the Division of Planning, with Janet L. Davis, Historic Preservation Planner, as project manager. The Plan update process and schedule will be presented to the Historic Preservation Commission, the Planning Commission, and the Board of County Commissioners for information. The Staff Draft will be presented to the Historic Preservation Commission for comments. Following any necessary revisions, the Staff Draft will be publicly released and sent for comment to the State Clearinghouse, surrounding counties, and the municipalities of Frederick County. A series of public open houses will be held in various

locations around the County to collect public comments and answer questions about the Plan and historic preservation in general. Public hearings will be held at the Historic Preservation Commission and the Frederick County Planning Commission. If necessary, workshops may be scheduled to review public and Planning Commission concerns prior to a Planning Commission work session to vote on recommendation of the Draft Plan to the Board of County Commissioners. The Board of County Commissioners will also hold a public hearing to hear public comments on the Draft Plan. If needed, additional County Commissioner workshops may be held to discuss any concerns brought up in the public hearing. The County Commissioners may then vote on adoption of the Draft Plan in a regular meeting.

## Current Context of Historic Preservation in Frederick County

Frederick County is the fourth fastest growing county in Maryland, according to census information through mid-2005. The County saw a 13 percent increase in population from 2000 to 2005 (Census 2000: 195,276; 7/1/05 population: 220,701<sup>1</sup>). This continuing increase in population results in more change to the historically rural landscape to mixed suburban and agricultural use. Growth in residential and commercial development is mostly concentrated around existing population centers of the larger municipalities of Frederick, New Market, Middletown, Walkersville, Thurmont, and Emmitsburg. However, agriculture remains the largest classification of land use. But, the number of operating farms is steadily declining and former farms are potential development sites for the increasing demand for housing as the population grows.

As stated in the Introduction to the original Historic Preservation Plan, the pressure of new development often results in the loss of the old farmsteads and the setting of formerly small historic communities. The replacement of open land with densely built new subdivisions is a dramatic change in many ways, affecting not only scenic views, economic status, roads, and public facilities such as schools and emergency/fire facilities. The historical development of agriculture is what defined Frederick County from its earliest settlement. Most towns and villages were founded and supported by the needs of farmers in their vicinity. The concentration of growth to avoid sprawl on existing communities tends to blur the historical reasons for their establishment. In addition, neglect, natural weathering, fires, vandalism, and a general lack of appreciation take their toll on the historic built environment.



Howard Marvin Jones House

As the County government and the residents of Frederick County deal with the immediate and long-term issues associated with growth, it becomes ever more important for the County to have a defined policy toward its heritage resources. The first steps toward preserving the important sites in the County have been taken, with the adoption of the original Historic Preservation Plan and the subsequent adoption of the Historic Preservation Ordinance that established the County Register and the Historic Preservation Commission. Having a recognized landmarks program, a qualified board to review changes to the landmarks, and workable guidelines for the review are essential to promoting good stewardship of historic buildings, districts, and landscapes. The County Register was set up to be voluntary; that is, owner consent is required for designation to the Register. Although the Register has become a reality, with eight individual properties as of 2006, there is not yet a historic district nominated or designated.

<sup>1</sup>Source: Maryland Department of Planning, Planning Data Services, March 2006

Many of the unincorporated towns and villages of the County could benefit from a historic district designation, whether in a part of their built-up area or encompassing the historic outline of the settlements. Providing appropriate settings to individual properties, historic farmsteads, and historic villages so that new construction does not clash with the authentic appearance of the existing structures is becoming one of the most urgent needs of the County's preservation program.

Another aspect of historic preservation that has taken on new importance is archeology. The story of Frederick County's past is only partially told by the remaining structures above the ground surface in a given place. The ongoing loss of built and even natural structures through the development process can also have a devastating effect on the remains of prehistoric and historic sites and cultural landscapes. Excavation, grading, relocation of historic roads and the creation of new roads can destroy the fragile sub-surface remains of unmarked burial grounds, Native American seasonal or permanent camps and settlements, rural mills or factory sites, or vanished African-American habitation sites, whether of free or enslaved residents. Once gone or irretrievably disturbed, that part of the story of Frederick County is lost for analysis and interpretation.

This Historic Preservation Plan sets forth policies that can address these issues while still adapting along with Frederick County to meet the needs of its residents.



*"If you don't know where you've come from, you don't know where you are."*

*James Burke*



## CHAPTER ONE

### HISTORICAL DEVELOPMENT OF FREDERICK COUNTY

#### LOCATION AND GEOLOGY

Frederick County is located in the Piedmont Region of Maryland and is bounded by the Maryland-Pennsylvania border on the north; Carroll, Howard, and Montgomery Counties on the east; Washington County on the west; and the Potomac River and Montgomery County on the south. Encompassing over 664 square miles, it is the largest county by land measure in Maryland and is drained by the Monocacy River, a major tributary of the Potomac River in the County, running approximately 57.9 miles from the Pennsylvania border to the Potomac River near the Frederick-Montgomery County line. The Middletown Valley is drained by Catoctin Creek, running approximately 38 miles into the Potomac River.

Frederick County lies within two major physiographic provinces of the eastern section of North America. The eastern part of the County is in the Piedmont Province and the western part is in the Appalachian Division of the Blue Ridge Province, a distinct geologic division that continues westward to the Appalachian Mountain chain. The Piedmont Province in Maryland extends from the fall line, where it adjoins the Coastal Plain Province, westward to the Catoctin Mountain chain, which runs roughly north-south through Frederick County and is the dividing ridge between the Appalachian and Piedmont Regions.

The central area of the County is generally level and consists of two distinct geologic divisions. The Frederick Valley is a large area of limestone bedrock that is easily eroded and dissolved, forming the characteristic low-lying, level terrain. Underground caverns and drainage channels are common, and frequent protrusions of more resistant bedrock break through the soil throughout the area. The Triassic Plain in Frederick County consists of two areas of rolling topography formed on a bedrock of red-colored shales and sandstones. The larger area is in the northeastern part of the County and is the southern end of the large Gettysburg Basin that extends across Maryland and Pennsylvania into New Jersey. The smaller Triassic Plain lies in a narrow strip south of Frederick City between the Frederick Valley and Catoctin Mountain, extending into Montgomery County and across the Potomac River into Virginia. The Triassic Plain areas are characterized by thin sandy or clay soils crossed by intrusions of dense gray or black, weather-resistant diabase rock which frequently breaks through the surface.

Bordering the Frederick Valley and the Triassic Plain on the east is the Piedmont Upland. This division has a bedrock of metamorphosed slate, phyllite, and metabasalt, originating from volcanic centers to the east of the present Frederick County. Areas of limestone metamorphosed to marble occur as lenses within the metavolcanic rocks. Quartzite deposits also occur, forming low knobs and ridges that rise above the land surface, forming a topography of varied aspects. Sugarloaf Mountain, a 1,282-foot monadnock of quartzite, lies at the southernmost point of the Piedmont Upland in Frederick County. Soils in the Piedmont Upland reflect the variety of the underlying rock in resistance to erosion and weathering. Some areas have shallow, thin, clayey soils. The quartzite areas form thin, sandy soils with many residual boulders. In stream valleys and uneroded uplands, the soils tend to be deeper, while soils in the slopes and hillsides are thinner.

The Blue Ridge Province in Frederick County lies between Catoclin Mountain and the western County line at South Mountain. Through the center of the Blue Ridge Province runs the Middletown Valley, a wide valley floored with bedrock of gneiss and slightly metamorphosed volcanic rock. The topography is characterized by rolling terrain cut by deep, narrow stream valleys. In the northern section of the Middletown Valley north of the present Interstate 70, the rolling landscape becomes more mountainous. The two flanking ridges of South Mountain and Catoclin Mountain are composed of a thick layer of quartzite bedrock, the remains of a large fold in the earth's crust, the center of which has eroded away to form the Valley. Soils in the southern Middletown Valley tend to be deep because of the relative non-resistance of the bedrock to weathering. There are, however, many protrusions of resistant bedrock. The soils in the northern section are thinner and are stony on the hillsides.

## PREHISTORY

The Monocacy River Valley, which extends through the center of the County, has been the area of most intense archeological investigation. The following discussion of the archeological chronology is based largely on the 1980 study *Prehistoric Occupation of the Monocacy River Region* by Maureen Kavanagh. The conclusions on distribution of sites, dates of occupation, and types of artifacts are presumed to apply in general terms to the prehistory of the Middletown Valley. The area west of Catoclin Mountain remains largely untested, although scattered site reports in the area exist in the files of the Maryland Historical Trust's Office of Archeology.

The Paleo-Indian Period (10,000–7,500 B.C.) is the earliest documented era of occupation in the County. Scattered finds of fluted projectile points in small numbers indicate that a very sparse population was present in the Monocacy River Valley during the period. The majority of the points were found near either the Monocacy or the Potomac Rivers, suggesting that most camping and/or hunting activities occurred within a short distance of the rivers. Early climatic conditions during this period indicate a deciduous forest lining the rivers and a mixture of boreal forest and open areas in the uplands. A small population centered in the Potomac Valley, which made occasional forays into the Monocacy Valley, and probably the Middletown Valley following Catoclin Creek, was apparently active during the Paleo-Indian period.

During the Early Archaic (7,500-6,000 B.C.) and the Middle Archaic (6,000-4,000 B.C.) Periods, the orientation of early peoples continued to be toward riverine sites with evidence in the Early Archaic Period that occupation extended into the northern Monocacy Valley. Rhyolite, a glassy volcanic rock which splits easily, was extensively used for points and tools during these periods, and the Catoclin Mountain ridge and western Monocacy Valley were apparently visited on special trips to gather the rock. In the Middle Archaic Period, site distribution spread into the Monocacy Valley floor, the Piedmont

Uplands, and the lower hills of Catoctin Mountain. For the first time, sites in the foothills began to figure in habitation patterns. There is evidence that the population began moving away from the rivers along the smaller tributary streams. The overall tendency, as seen in the clustering of sites into the center of the valley and the dispersal across the Monocacy Valley floor, is that of a population beginning to concentrate itself rather than using the Monocacy River merely as an extension of the Potomac Valley.

In the Late Archaic Period (4,000-2,000 B.C.), an increase occurred in the types of projectile points and a trend continued in site distribution away from the rivers begun in the Middle Archaic Period. Sites were clustered along the foothills of the Catoctin Mountains, along the Monocacy River, and on Israel Creek adjacent to the Piedmont Uplands. The northern foothill area of the Catoctins was extensively used for the first time. The overall increases in points styles, sites, dispersals, and numbers of artifacts indicate an established progression of movement between sites within the Monocacy Valley according to seasons. This is related to the spread and ranges of some food and non-food resources as well as a more intensive use due to a larger population as a whole.

The Early Woodland/Archaic Period (2,000-500 B.C.) is characterized by a continuation of the Late Archaic site distribution patterns, with a slight trend back toward rivers for location, coinciding with a similar trend throughout the Middle Atlantic region. Large, heavily occupied sites occur along the Potomac River in the Piedmont and are possibly the more permanent habitation sites associated with the rock shelter, foothill, small habitation, and transitory sites found in the Monocacy Valley. This is the first period in which ceramic artifacts are found in association with certain types of projectile points. The earliest known



Newton Schaeffer House

occurrence is at a site on the Potomac River near the Frederick-Montgomery County border. Radiocarbon dated between 950± 95 years and 545± 95 years B.C., this is the earliest dated manifestation of pottery in the Potomac River Valley and one of the oldest in the eastern United States.

In the Middle Woodland Period (500 B.C.-A.D. 900), ceramics are rare throughout the Piedmont Region and tend to suggest that, although the Potomac and Monocacy River Valley areas were occupied during this period, the use of ceramics appears to be concentrated nearer the coast. The Frederick County sites imply a seasonal rotation of hunting, gathering, and fishing, with small-sized sites and reoccupation of previously used sites. After A.D.300, the sites in the Monocacy Valley indicate more dispersed occupation, particularly for the northern Valley. The highest number of identified archeological sites since the Late Archaic Period occur in this part of the Middle Woodland Period, probably representing a larger population operating in the Valley. The rare ceramics occur primarily in rock shelters and were probably imported by groups making forays to obtain rhyolite.

The Late Woodland Period (A.D. 900-1600) exhibits some notable changes from earlier periods: 1) the appearance of large, permanent or semi-permanent villages associated with the agriculture of maize, beans, and squash, probably stockaded late in the period; 2) the presence of ceramics at a larger number of sites representing open camps and habitations; 3) an intensification of riverine orientation increasing through time; and 4) a shift to primary use of quartz for projectile points, suggesting a breakdown of the rhyolite procurement network which had been in existence since the Early Archaic. During this period, the Noland's Ferry I site near the present Tuscarora, in use since the Paleo-Indian

Period, was occupied by a village in a circular pattern around an open plaza. Limestone-tempered pottery places the site's most intensive use between A.D. 1350 and 1450. A similar village site at Biggs Ford near Walkersville dated about A.D. 900-1500 shows relationships between the Potomac, Susquehanna, and Ohio Valley cultures. The northernmost village site of the period that has been discovered is the Shoemaker III site (A.D. 900-1300) near Emmitsburg. The best-preserved late prehistoric Native American village site in the Monocacy Valley and possibly in Maryland is the Rosenstock site. Excavations reveal a site occupied from A.D. 1100-1450, with several shallow semi-subterranean structures, large pits once used for storage but now filled with refuse, an area of surface refuse, and human burials. The refuse includes Shepard ware pottery shards, projectile points, clay pipe fragments, other stone and bone tools and ornaments, bones of food animals, and charred beans and corn. The site is unique among the other identified village sites in that it is a single component, with no evidence of occupation in earlier periods as would be shown in stratified layers or scattered artifacts of mixed periods.

## HISTORY

### Preface

The Maryland State Historic Preservation Plan (2005) contains historic contexts for the State of Maryland in both Prehistoric and Historic Periods. Frederick County's Prehistoric Period is consistent with the State Plan. However, events and historical developments in the Historic Period may be refined in the time lines for each chronological period as shown in the following chart:

CHRONOLOGICAL PERIODS		
PERIOD	STATE PLAN	FREDERICK COUNTY
Contact & Settlement	A.D. 1570-1750	A.D. 1700-1730
Rural Agrarian Intensification	A.D. 1680-1815	A.D. 1730-1805
Agricultural-Industrial Transition	A.D. 1815-1870	A.D. 1805-1870
Industrial/Urban Dominance	A.D. 1870-1930	A.D. 1870-1945
Modern Period	A.D. 1930-Present	A.D. 1945-Present

### Colonial Background

In 1634, the first permanent settlement of Europeans in the colony of Maryland was established at St. Mary's City in what is now St. Mary's County. From 1634 to 1689, Maryland was governed as a

proprietorship under the Lords Baltimore, the hereditary title of the Calvert family. After the Revolution of 1688 in England, Maryland became a royal colony under the direct government of the Crown. This period lasted until 1715, the end of the reign of Queen Anne, when proprietary rights were restored by King George I to the Calverts, including the right to sell land. In the region which later became Frederick County, no standing structures or historic archeological sites of this period have been identified.

## **Contact & Settlement Period (1700-1730)**

In about 1621, Captain Henry Fleet of the Jamestown settlement in Virginia sailed up the Potomac River on an expedition to buy corn from the Native American people in the area. During several subsequent trips, he probably reached the vicinity of the present Frederick County. Other infrequent visitors and an occasional fur trader or missionary expedition are known to have been in the area during the period up to 1720, but the Piedmont Region remained largely wilderness until the third or fourth decade of the 18th century. In 1707, Louis Michel, a Swiss explorer, made a map of the Potomac which showed a Native American village near the Noland's Ferry I site, drawings of game animals of the area, and the major mountain chains including Sugarloaf Mountain. In 1712, Baron Christopher von Graffenried scaled Sugarloaf to view the panorama of the area, which became Frederick and Montgomery Counties in Maryland, and parts of Virginia and West Virginia. His map was the first to identify the mountain by name and also showed planned settlements of Swiss immigrants which never materialized.

Beginning in the 1720's, surveys were applied for and certified from the Proprietary Government's Land Office for Western Maryland. In spite of increased land transfers, the area of the present Frederick County (at that time still part of Prince George's County) remained sparsely settled and the land mostly unproductive in European economic terms. By about 1730, several large tracts had been purchased by investors, including Carrollton in 1723 by Charles Carroll the Settler (10,000 acres), Merryland in 1730 (6,300 acres), Tasker's Chance in 1725 (7,000 acres, part of which was the site of the future Frederick Town), and Monocacy Manor in 1724 (10,000 acres).

## **Rural Agrarian Intensification Period (1730-1805)**

### **Early Settlers**

The Maryland colony experienced a long period of agricultural intensification between about 1680 and 1815. In Frederick County, this period occurred about 1730 to 1805. The Proprietary Letter of 1732 signaled an increased level of settlement in the "back lands" which included the area of the present Frederick County. The letter offered 200 acres of land to settlers with families and 100 acres to single individuals, with payments of 4 shillings sterling per hundred acres per year, delayed for three years following settlement of the land. This offering initially attracted investors from the tidewater areas of the colony, but, within a decade, settlers of German background moving southwestward from Pennsylvania through Maryland to the Shenandoah Valley in Virginia began to acquire land in Frederick County under the terms of the Proprietary letter. The German-speaking groups followed the mountain chains through the Monocacy and Middletown Valleys and many took up farms in the fertile lands which, in many respects, resembled their European homelands. Their occupations included farmer, blacksmith, miller, tanner, wheelwright, and other trades which were vital to the clearing and utilization of the land. Primarily Evangelical Reformed, Brethren, and Lutheran in religion, the settlers were joined in about 1734 by a small group of English Catholics near the present Emmitsburg, establishing a long tradition of



Elisha Beall House

religious toleration upon which Mount Saint Mary's College and St. Joseph's Seminary were built in the 19th century.

The German farmers raised principally grain crops such as corn and wheat, livestock, vegetables, and, later during the period, fruit orchards. Their European building traditions in stone and wood served well, as these materials were readily available. The dwellings were primarily 1-1/2 to two-story houses with two, three, or four rooms arranged around a central chimney. The houses were often sited against hillsides to provide access to the cellar from outside. By the early 1730's, the German immigrants to Western Maryland were beginning to show the influence of English building styles as well. Houses often had more symmetrical facades and stone chimneys began to be more frequently located at the ends of the rectangular plans, winding stairs in a corner. The stone chimneys built on the exterior of the houses were often enclosed by new additions. The foundation of the house

sometimes covered a spring or was adjacent to the water source, with the outflow running through and out the other side of the foundation. Iron fittings for doors, fireplaces, windows, and shutters were initially brought from Pennsylvania forges, but by the 1770's, iron foundries and forges began to appear in Frederick County. The amalgam of German and English influences is a characteristic of Western Maryland houses of the early and mid 18th century. Some of its features, such as the hillside siting and a functional interior spatial disposition, persisted through most of the 19th century.

At the same time the Germans were moving into the County from the north, settlers of English heritage were acquiring land tracts in the southern part. There was a marked difference in the subsequent development of the southern County area, vestiges of which survive in the present, although the merging of the two cultures began immediately. The English settlers typically purchased large tracts as investments and worked them with tenant farmers and slave labor. This was the precedent set in the tidewater counties along the Chesapeake Bay where tobacco was well established as the cash crop. The Carrollton Manor tract, covering more than 10,000 acres in the southern end of the Frederick Valley, was one of the largest of the investor-owned properties and remained a well-defined agricultural entity until the 1820's and 1830's when it began to be subdivided by the heirs of Charles Carroll of Carrollton.

As in the coastal areas, the English plantation system was established in the southern County area with tobacco as the staple crop. However, the often stony soil and the difficult and costly transportation of the tobacco to shipping points during the 18th century hindered the fulfillment of the planters' expectations of return. By 1790, improvements in agricultural methods such as crop rotation showed how the diversification of crops had a far greater potential for Frederick County. Slavery remained an institution, but the number of slaves per farm decreased beginning in the early 19th century. The cultural differences between the German and English inhabitants grew ever more indistinct, Germans often becoming as wealthy as any of their English neighbors and as often owning slaves.

### **Architectural Influences**

Among the English settlers, the influence of high style Georgian and, in the late 18th and early 19th centuries, the Federal style ruled domestic buildings, even in the remote "back lands". Initially, log structures were predominant, as the extensive forests being cleared provided ample materials. Later, as

the use of skilled indentured and slave labor increased, brick making became possible and the English were far more likely than the Germans to use brick. German craftsmen were more skilful in handling stone, the other readily available building material. Even in the English-owned farms, fieldstone mansions were erected by German builders, but with the symmetrical organization of doors and windows and the trim work based on the formal styles typical in the period. The ways in which the German builders used the stylistic elements were often a matter of personal taste, experimentation, or ignorance by local craftsmen, sometimes resulting in unusual detailing on both the exteriors and the interiors, particularly in the use of moldings in the cornices and mantelpieces.

The placement of service rooms such as the kitchen and domestic workspaces varied, being located either on the side of the main section or perpendicularly attached to the rear elevation, creating an L-shaped form. The exterior appearance of the service wing typically remained the same, a 1-1/2 or 2-story structure with a two-level open porch facing the predominant sun exposure. This arrangement became one of the most common features of domestic architecture in the Western Maryland Region of which Frederick County was the major jurisdiction during the early and mid 18th century.

### **Major Events**

Frederick Town was laid out in 1745 on the Tasker's Chance tract. By the 1740's, the need for a county seat more convenient than Upper Marlboro for legal business became critical. Frederick County was formed from Prince George's County in 1748 and included the present Washington and Montgomery Counties and part of the present Carroll County. Frederick Town grew very quickly, attracting skilled trades people and professionals to the activity generated by the Court sessions. By 1775, the town had 2,000 residents and was the second most populous city in Maryland.

The French and Indian War, beginning about 1755, principally affected Frederick County in focusing attention on the western fringes of the still sparsely settled mountain valleys. Their vulnerability to attack by hostile forces was a great concern. Major General Edward Braddock was dispatched from Alexandria to march a force to capture Fort Duquesne near Pittsburgh, passing through Frederick, the last major outpost on the Maryland frontier. His subsequent defeat and death in mid-1755 caused a temporary panic. Land clearance and the establishment of farms in western Maryland generally halted during the period about 1755 to about 1760. Residents of outlying districts moved eastward to escape the threat of massacres by Native American tribes in the pay of the French. The established towns, including Frederick Town, were crowded with refugees. Eventually, the tribes moved northward and, by the mid-1760's, the steady stream of new settlers had resumed.

The Revolutionary War stimulated the settlement of Frederick County through the establishment of iron forges and foundries by the Johnson brothers: Thomas, James, and Roger. This prominent family was responsible for the building of Catocin Furnace near the present Thurmont and of Bloomsbury Forge in the Urbana vicinity, as well as other iron processing sites in Washington County. Thomas Johnson, later the first Governor of the State of Maryland, was one of the most important County citizens of the period and, through his influence with the Continental Congress, was able to obtain contracts for cannon and shot. This led to the establishment of several new factories, providing an employment lure for Irish and Welsh immigrants to the County.

After the Revolutionary War, further industrial interest was directed to Frederick County by the establishment in 1785 of John Friedrich Amelung's New Bremen Glassworks near the present village of Park Mills. High quality decorative glassware was made by skilled German craftsmen brought to

Frederick County by Amelung. He hoped to make this the first American glass manufactory to compete with the imported European glassware that held the dominant share of the market. The venture failed to flourish at the level of Amelung's plans, and he left the County in 1795 to relocate to Baltimore, which was becoming a major seaport. The old glassworks site was purchased and continued to produce window glass and other more ordinary domestic pieces. The Revolutionary War also saw the formation of Washington and Montgomery Counties from Frederick County in 1776. The Frederick County boundary still included the area that finally became Carroll County in 1837.

By 1795, grist and saw mills had proliferated throughout the valleys along with settlement of the region. After about 1790, mill design became more standardized under the influence of instructive texts such as Oliver Evans' *The Young Millwright's Guide*. Also, advances in milling technology meant more efficient production. The 1794 map of Maryland by Dennis Griffith showed 20 mills, one saw mill, one forge, and one glassworks in Frederick County. This map, showing mills, furnaces, forges, taverns, major property owners' houses, houses of worship, in addition to major towns, also included the main roads of the time. Although petitions for roads had been made since the 1720's, roads were often impassable and maintained inadequately. The most frequently used and, thus, better roads were those linking Frederick Town with Annapolis, Upper Marlboro, Baltimore, and Georgetown. The first major improvements to the County's road system marked the beginning of the Agricultural-Industrial Transition Period.

## **Agricultural-Industrial Transition Period (1805-1870)**

### **Transportation**

In 1805, the Baltimore-Fredericktown Turnpike Company was franchised by the State to construct a road from Baltimore to Boonsboro. This would be part of the National Pike, intended to link with the first turnpike authorized by the U.S. Congress – the National Road, which started in Cumberland, Maryland and was extended to the Ohio River Valley and the West. The turnpike section in Frederick County was completed in 1805. The route is currently traced by MD 144, Old National Pike, and US 40 Alternate. Taverns, stables, inns, wheelwright and blacksmith shops, and tollhouses were erected along its route, often near bridges or crossings with other existing roads. The existing towns of New Market and Middletown had been established when wagons were the primary mode of transportation in the period 1767-1788. In the eastern part of the County, the Pike followed the valley of Bush Creek to ease the passage through the Piedmont Uplands. In the Frederick and Middletown Valleys, the turnpike was relatively straight across the lower rolling topography and crossed the ridge of Catoctin Mountain at Braddock Spring (now Braddock Heights vicinity) and South Mountain at Turner's Gap. Subsequently, other turnpike companies were formed to improve the existing routes from Frederick to Harper's Ferry, Woodsboro to Taneytown, and Libertytown to Reisterstown.

The effect on the County of improvements such as these roads was dramatic when viewed in context with scientific and technological innovations in industry and agriculture. Threshing machines for wheat were advertised in the late 1820's in Frederick County. Reapers appeared after about 1831. Crop rotation as a farming technique became more common in the first quarter of the 19th century. Agricultural societies, a source of information and dissemination of scientific agricultural methods, began to appear about 1821. They sponsored cattle shows and offered awards for the best stock and the most efficient plows and harrows. The Evans book on milling improved mill efficiency with the result that fewer but more productive grain and sawmills were possible. Mills continued to be shipping and distribution points as farmers brought grain, hides, and produce to be sent by wagon to Baltimore and

Georgetown. Wagons returned with items such as salt, cloth, sugar, hardware, other goods, and mail. All of these developing activities in the economic and social life of the rural community directly benefited from the improvement of the road network.

Further advances in the transportation of goods to market came to Frederick County in the late 1820's. During that time, the Baltimore and Ohio Railroad (B&O) and the Chesapeake and Ohio (C&O) Canal Company were both chartered and began a race to complete construction to tap the increasingly vital trade of the Ohio River Valley. The B&O followed much of the route of the National Pike, especially in eastern Frederick County along Bush Creek. The main line continued southwest from Frederick Junction to the Potomac River gap in the Catoctin ridge in 1831, where the C&O Canal, following the Potomac's north bank from Georgetown, reached the same spot at approximately the same time. A bitter dispute over which company would receive rights to pass along the narrow stretch of available land ensued and was finally settled by a court decision which gave the Canal Company the right to build through the gap. The B&O Railroad was routed through Virginia (now West Virginia) from Harper's Ferry to Cumberland, Maryland, delaying its construction schedule by about two years.

Of the two transport systems, the B&O Railroad was by far the most important in its overall effect on Frederick County. Coal and water stops became important to farmers and rural industries as shipping and delivery points of mail stops along its length from Parr's Ridge near the present Mt. Airy to Point of Rocks. On the Bush Creek section east of the Monocacy River, the railroad linked some previously existing mills and quarries such as those at Monrovia and Ijamsville, stimulating the development of villages where there were previously only small stores and shops related to the mills and quarries. Slate deposits near Ijamsville were mined as early as 1800, but the B&O Railroad access was responsible for its greatest period of operation from 1831 to about the 1920's. Frederick Junction was the point where a spur from the town of Frederick met the mail line and, consequently, was of great strategic importance in economic development of the Frederick vicinity and, later, in military movements during the Civil War. The route to Point of Rocks ran through the lucrative agricultural land of Carrollton Manor. The towns of Lime Kiln, Adamstown, and Doubs developed as a direct result of the railroad, and Point of Rocks became important as the junction of the main line and the Metropolitan Branch of the B&O, built in 1870-1873.



Whiskey Ridge

In the northern part of Frederick County, the Western Maryland (WM) Railroad extended its line from Baltimore to Hagerstown over several years, from 1853 to the 1880's. In Frederick County, its line passed from Union Bridge at the Carroll County border through Rocky Ridge and Mechanicstown (Thurmont) by 1871. The Emmitsburg Railroad, an 8-mile run, linked the town of Emmitsburg to the WM line at Rocky Ridge by 1875. The Pennsylvania Railroad built a branch from York, Pennsylvania to Frederick, opening in 1873 and linking Georgetown (Walkersville), Woodsboro, New Midway, and Ladiesburg. The western part of Frederick County remained somewhat isolated, especially north of Middletown where the roads were still often impassable. The Middletown Valley was not affected by railroad technology during the Agricultural-Industrial Transition period except at the southern end where farmers could reach the B&O Railroad line along the Potomac River.

The railroad networks, the canal system, and the turnpikes made the improvements of the Industrial

Revolution more available to most of Frederick County. Growth tended to be gradual in the rural villages and towns, although the County as a whole saw a 50% increase in population between 1790 and 1840, from 30,791 in 1790 to 47,500 in 1840. By the late 1850's, during the national political developments that led up to the Civil War, slavery was still a part of the basic labor force, especially in the southern districts of the County where tobacco culture was historically strongest. By the 1850's, however, the slaves were working predominantly in the grain farms and general farming, as well as in rural industries such as milling, blacksmithing, wool processing, quarrying, and general labor. The number of slaves per farm had declined since 1820 and most farmers owned only a few slaves. The use of free black labor had increased, but these workers were paid less than white laborers and were less likely to be permanently employed at one work site.

## The Civil War

The Civil War was marked in Frederick County by two major battles, South Mountain on September 14, 1862, and Monocacy on July 9, 1864. However, the location of the County on a relatively narrow stretch between the State's borders with Virginia and Pennsylvania and its railroad and road networks made it of strategically important to both Union and Confederate armies. Consequently, the nearby battles of Antietam and Gettysburg in 1862 and 1863 had effects almost as important as the local clashes. Frederick Town became a hospital center throughout the course of the war. Residents of the smaller towns near the battlefields, such as Middletown, Burkittsville, and Emmitsburg, also cared for thousands of wounded soldiers from both sides during and after the battle. After the Battle of South Mountain, Frederick had 20 hospitals, which served 4,000 meals per day and transported 700 wounded per day by train to other cities in the North. The city was occupied by Confederate troops briefly prior to the two local battles, and each time, incidents involving local citizens brought national attention to the town.



Thornbrook

As Confederate General Stonewall Jackson was leading his troops out of Frederick in advance of the approaching Union armies prior to the Battles of South Mountain and Antietam in September, 1862, Barbara Fritchie, an elderly woman living on West Patrick Street, allegedly waved a Union flag in defiance of the passing Rebel troops. The incident, whether true or not, was shortly thereafter given wide fame by the poet John Greenleaf Whittier in his poem "The Ballad of Barbara Fritchie". In 1864, Confederate General Jubal Early, on a raid into Maryland which appeared to threaten Washington DC, occupied Frederick and demanded a \$200,000 ransom of the city business leaders to spare the town from burning. The ransom paid, Early's troops were then stopped at the Monocacy River by a hastily formed Union force, which suffered great casualties, but managed to force the Confederate army back toward Virginia, their action having probably saved Washington from invasion.

The greatest effect of the Civil War on Frederick County, apart from the appropriation of buildings for military uses and the services of the populace in nursing and providing for troops, was the destruction of crops and structures, as well as the loss of animals and domestic and consumer goods from farms, town, mills, warehouses, and rural stores. Confederate parties seeking to supplement the infrequent resupply of their Potomac area forces usually carried out these raids. They tended to be local rather than widespread, and the southern areas of the County were most often the targets of the raids.

Urbana, Adamstown, Doubs, Point of Rocks, and the vicinity of Sugarloaf Mountain had intermittent scares from advancing troops. The divided loyalties common to border states during the Civil War were shared in Frederick County. Although the majority of the population were supporters of the Union, the slaveowning planters and even some well-known professional men of Frederick were Southern sympathizers. In some families, there were supporters of both sides. In general, the population was guardedly tolerant of friends and neighbors of differing political views and, after the end of the war, former Confederate soldiers were welcomed back to their homesteads without prejudice. Research on local experience in the Civil War is ongoing, and new revelations that may qualify the knowledge about the aftermath of the War are always possible.

### **Aftermath of the Civil War**

The period 1865 to 1870 was a time of recovery and rebuilding that continued well into the next period of the historic context of Frederick County. Certain major institutions erected large new structures, as much for their physical needs as to show a forward-looking attitude. The Maryland Deaf and Dumb Institution (now the Maryland School for the Deaf), founded in 1867, was built on the outskirts of Frederick in 1871. The building featured three lantern-topped towers and four-story sections linked by hyphens. It was an elaborate pile in the Renaissance Revival style. In 1870, a similarly elaborate building in the Second Empire style was built on the north side of the city for the Montevue Hospital for the treatment of the indigent sick and insane. Both of these structures were demolished in the late 20th century. Their architectural complexity and sophistication mirrored the beginning of the next period of historical development in Frederick County.

### **Industrial-Urban Dominance (1870-1945)**

#### **Developments in Agriculture**

By the 1870's, the Industrial Revolution, which had been spreading throughout the nation since the first decades of the 19th century, had reached its peak. Advances in science and invention, the increase in population, and the consequent spread of improved communication by road, rail, and water, as well as by electricity, came together after the end of the Civil War. (Most progress during the war came to a general standstill except to support war efforts.) The farmers returning from war service could look to the improvement in agricultural technology and knowledge of cultivation that provided a huge increase in production.

Just prior to the Civil War, the use of lime to fertilize agricultural fields was poised to expand throughout the County. Stone lime kilns on some farms had been in use since the early 19th century, but they were often single stacks and of small size. The commercial production of lime led to larger stone stacks and ranks of several kilns in a single structure backed against a slope. These are primarily found in the center of the County along the limestone deposits running along the Monocacy River Valley and in the Piedmont Uplands to the east. Manassas J. Grove built kilns for processing lime near Lime Kiln in about 1858 for his own use and, by 1875, had founded the M. J. Grove Lime Company. In the vicinity of Woodsboro, John Le Gore established the Le Gore Lime Company in 1861, followed in 1875 by S. W. Barrick & Sons on an adjoining tract. Individual farmers still raised their own smaller kilns and even sold lime to their neighbors in the period about 1870 to 1900, but the commercial lime producers soon became the principal sources of agricultural lime.

Another source of agricultural productivity through fertilization techniques was the use of guano, the principal sources of which were in the Caribbean region, South America, and the Far East. Railroad connections with Baltimore and other seaports made possible the establishment of local distributorships of guano fertilizers. For example, the firm of Thomas and Davis, dry goods and general merchants in Adamstown, advertised themselves in 1873 as “agents for Busey’s Guano”.

The use of agricultural implements such as steam-powered reapers, tillers, balers, and other field equipment began to proliferate in Frederick County, as well as in rural areas nationally. The cost of these inventions kept them from becoming common to every farmer, however, and groups of farmers often shared the use of the latest machine owned by one of the wealthier landowners in the area. Simultaneously with the use of the powered equipment went the need for repair shops conveniently located near the farms. Existing blacksmiths, cabinetmakers, millers, and wheelwrights often adapted their services to the new equipment. In Frederick County, the use of gas-powered tractors, which became available in the early 20th century, was slow to develop because of the costs of both the equipment and the fuel, and did not become common until the 1930’s.

The scientific theory of ensilage, developed from mid-19th century experiments in Europe, provided a further means to improve agricultural production. Where fodder for livestock had been stored in bank barns, hay barracks, and cellars, or piled in stacks in the barnyard, the addition of long-term storage facilities for winter feeding made it possible for the farmers to avoid the often disastrous necessity of purchasing food for the animals, which could result in debt foreclosures on the farms.

The processing and canning of produce for human consumption was another industrial innovation that spurred agricultural development in the late 19th century. The basic technology of canning in Maryland was born along the Chesapeake Bay where oysters, sardines, clams, perishable vegetables such as corn, tomatoes, beans, and fruits such as cherries, peaches, and plums were in abundance during the period. In 1869, Louis McMurray established a cannery in Frederick and, throughout the late 19th century, acquired several large farms in the vicinity of Frederick and in the area of the former Carrollton Manor that supplied his Frederick cannery and a subsequent branch cannery at Bartholows on the B&O Railroad’s Bush Creek section. McMurray’s farms were purchased after his death by the firm of Daniel Baker & Sons, based in Buckeystown, forming part of the wealth which the Baker family distributed in philanthropic pursuits, including the Buckingham School for Boys at Buckeystown, and Western Maryland (now McDaniel) College in Carroll County.

### **The Dairy Industry Dominance**

In the Industrial/Urban Dominance Period, the most important agricultural development was the change from grains, produce, and livestock to dairy products for other than domestic use. Because the technology and science of milk preservation did not exist prior to the Civil War, fresh dairy products were limited in distribution to local destinations and were dependent on favorable weather conditions.

Springhouses, where dairy products and other cooled items were stored, were one of the most important and common structures in the domestic building groups of farmsteads. The increased interest in dairy farming was marked by the formation of a dairy cooperative by the Middletown Grange in 1874. In two years, there were 12 such marketing groups in Frederick County. With the advent of pasteurization technology in the County, instituted by the Excelsior Dairy around 1912, the long-term preservation of dairy quality, combined with the faster transportation of railroad networks, opened a new era in agricultural practice.

As the technology became more available, government regulation to ensure sanitary handling of milk products developed concurrently. The medical profession espoused the benefits to public health of milk consumption and the general clean-up of water supplies, city streets, and workplaces. Now that milk could be transported in a cooled and sanitary state from surrounding rural areas, the demand for dairy products in the metropolitan areas of Baltimore and Washington increased rapidly. World War I (1914-1918) spurred the growth of government departments prior to and during the entry of the United States into the conflict in 1917. In 1920, the Maryland and Virginia Milk Producers Association was formed, replacing a failed co-op that dated back to 1904. The Association became a cooperative in 1923.

### Changes in Agricultural Buildings

The major events in agricultural and industrial development from 1870 to the 1920's had visible effects on the physical structure of farmsteads, villages, and towns. The use of steam and, later, gasoline-powered agricultural equipment required shelters in the farmsteads to protect the machinery. These were usually small frame sheds, often with an open side for ease of access. Equipment sheds were sometimes attached to existing sheds, bank barns, and other buildings.

Among the most important new structures to appear in mid 19th through early 20th century farmsteads were the storage structures for the increased grain production that the technology made possible. One of the most common was the pull-through wagon shed/corn crib, with an open passage flanked by corn storage bins under a gable roof. This is one of the most frequently surviving agricultural outbuildings in Frederick County, principally because it could be adapted to other uses, usually equipment storage. In the Middletown Valley, a variant on the single-passage wagon shed/corn crib appeared, with double passages and an additional third bay between the two openings. With one known exception, this type of outbuilding occurred only in the Middletown Valley



Smith's Store and Residence

Even more common to farms throughout the County was the vertical silo for storage of animal fodder. Through the early experimentation with fodder storage pits and enclosures, the vertical cylindrical shaped silo became the standard structure by the 1890's. The materials used included the traditional building stone, brick, and wood in the earliest years of silo use, followed in the early 20th century by concrete and terra cotta block, and by the end of the Industrial/Urban Dominance Period, by poured concrete silos. Wood silos were apparently the most common in the early years; however, only one wood silo remains in Frederick County. The Economy Silo and Tank Company of Frederick was one of the most prolific builders of silos from the 1880's until the mid-20th century, offering improvements in types as they developed.

Also during this period, a granary or tightly joined wood enclosure on the hay storage floor of the bank barn for the storage of wheat was a common addition to the agricultural outbuilding type. In a very few farmsteads, the granary appeared as a separate building.

The development of the dairy industry had the most important effect on the types of agricultural buildings in the farmsteads and also on the development of the towns and villages due to the proliferation of

creameries, the collection points for the dairy farms in each neighborhood. The sanitary handling of milk at the farm in the early 1870's began with the need to separate the milking cows from other livestock, particularly hogs. Cows were first segregated from the other animals with partitions in the lower levels of the traditional bank barns, and then hog barns were built separately from other animal shelters. The milking parlor, a room specifically for the cows to be milked in the cleanest possible surroundings, was the next change. This room also was often a remodeled section of the bank barn, with tongue-and-groove paneled walls and, in the early 20th century, concrete block walls, metal framed bands of windows, iron stanchions set in a concrete floor with drainage troughs, and whitewashed surfaces. Milk was held in metal cans kept cool in a separate frame or concrete block milk house prior to the daily trip to the local creamery or railroad siding for pick-up. In the 1920's, the availability of cheaply made concrete block for agricultural buildings and the increasing requirements for cleaner operations led to the appearance of separate concrete block dairy barns. These buildings became standardized in design so that extensions could be easily added and materials could be provided by agricultural supply catalogs as a complete unit.

Increasing mechanization in the farms affected the village and town plans with the location of creameries and warehouses along the main thoroughfares and on the railroad lines passing through the communities. These large frame, stone, and brick creameries and warehouses often contained a store and post office. In this way, they occupied the locations and social roles formerly held by general stores and railroad depots, although often the three types of structures existed simultaneously. In some cases, old mills or mill sites were used with modern interior fittings and machinery for milk and produce handling. The creamery was sometimes located at the edge of the older town core or occasionally near the center, depending on the dominant transportation network in each community.

### **Domestic Architecture Developments**

Domestic architecture during the Industrial/Urban Dominance period reflected the general prosperity that accompanied the improvement in Frederick County's agricultural and industrial life. The historically based eclectic styles of the mid and late Victorian period (ca. 1850-1901) were often adapted to existing houses of the early 19th century or were applied in the form of exterior decorative details on the most common traditional form, the rectangular vernacular dwelling with three to five bays and a rear or side appended service wing.

The Queen Anne style, beginning locally about 1875, provided the dominant general stylistic vocabulary, which included varied wall and roof surface treatments; projecting dormers, gables, and balconies; extensive verandas; a variety of window arrangements; wood and metal trimwork; and more complex interior plans than in previous ages. Most houses drew on only a few of these features, but virtually every farmstead and small town had at least one structure of this period. In the most prosperous farmsteads, the same trimwork appeared on the dwelling, the domestic outbuildings, and the major agricultural outbuildings as unifying elements.

In both the domestic and commercial buildings, the influence of architectural pattern books can be discerned, as well as the use of catalogs for mail-order materials, trimwork, appliances, and even some prefabricated elements. Commercial architecture also reflected historical styles, but incorporated the technology of the period in larger glass display windows and enclosures.

The use of nationally disseminated architectural catalogs brought new building types to Frederick County, supplementing the traditional German dwelling that had persisted in general form through the 19th century. The advent of the Sears, Roebuck and Company and the Montgomery Ward designed

homes catalogs in the 1890's introduced new and varied architectural designs and features of many historically based eclectic styles to the area. Frederick County's excellent rail connections brought mail-order houses and outbuildings to even the most remote farms.

The Queen Anne style and the Stick Style promoted the asymmetrical floor plan and exterior massing that contrasted with the generally symmetrical facades of Italianate, Gothic and Greek Revival, Federal and Georgian styles. In the early 20th century, the Four Square house, a type with a generally square or rectangular plan topped by a hipped or pyramidal roof, became increasingly popular across the nation. Easily built and convenient to extend or embellish with porches, dormers, porte cocheres, and wings, the Four Square single dwelling and duplex house became a familiar part of the County's architectural scene. Bungalows achieved a modest showing, principally in or near the towns, but occasionally occurring in rural locations as well. The Four Square, with its usually full-height second story, was marginally more popular than the bungalow in farmsteads for new or replacement dwellings, but neither type was built in large numbers in the rural landscape.

### Technology and Transportation Changes

The technology for making concrete block in portable block presses became available in the early 20th century, and the first residences made with rusticated concrete appeared in 1906 in Frederick County. Its use increased slowly up to the World War I period and, by the 1920's, concrete block was the most predominant material for outbuildings and foundations. The availability of pre-cut lumber and veneer brick provided more variety in exterior appearance than did concrete block and soon lapped wood siding and brick veneer outstripped concrete as a residential exterior cladding. However, concrete block virtually entirely replaced the traditional stone foundation by the 1920's.



Elisha Beall House

Frederick County's physical development and economy continued on the path established in the 1920's, but the beginning of the Great Depression in 1929 slowed its growth, as it did in the rest of the nation. This diminished momentum continued through the 1930's, ending only with the U.S. entry into World War II in 1941. Scientific advances in agriculture during the 1930's continued to improve the production of dairy products. One of the most important – electric power – began to reach most farms in the late 1920's and 1930's, although it was first offered as an adjunct to a new transportation network, the electric interurban railway.

The Hagerstown & Frederick (H&F) Railway, the interurban electric trolley system, first provided electric power to Frederick and parts of Washington County as a subsidiary service. The line was founded in 1896 by Middletown Valley farmers seeking a faster, easier way to get their goods to the railroad junction in Frederick. Braddock Heights Park and the summer colony of Braddock Heights on Catoctin Mountain were both direct outgrowths of the H&F Company's efforts to attract subscribers and ridership to supplement the freight hauling revenues that grew slowly. Eventually, the provision of electric power to subscribers along the line became one of the Company's most important services, as the trolley service declined steadily in the 1920's and 1930's in the face of escalating automobile and truck use. Electric power in the farms once again transformed the farmers' economic status. Automatic milking equipment made possible the milking of multiple animals at once and the simultaneous routing of the

milk to cooled holding tanks with little contamination risk. Concurrently, the increasing use of gasoline-fueled trucks to transport milk to creameries provided an easier and cheaper means of distribution.

## **Effects of the Great Depression and World War II**

By the 1930's, the number of individual farmers with power machines began to grow, although the use of the traditional horse and mule teams continued on small farms until the late 1940's and early 1950's. The economic effects of the Great Depression in the 1930's caused the closure of some small banks and savings societies or their merging with stronger institutions in Frederick County. Many family farms had to be sold because of debt and the trend toward dairy-owned farms was increasingly prevalent in the 1930's and 1940's.

The Federal government's highway construction program during the 1930's, one of many restorative measures to provide work as well as to improve the road networks, caused the relocation of a section of the Old National Pike between the western outskirts of Frederick and the Washington County boundary. The original turnpike road became an alternate of the new straighter, two-lane road that ran northwestward across the Middletown Valley without passing through the center of the old towns and villages, taking advantage of the greater speeds possible with new cars. The old stone, iron, and steel bridges were replaced or left abandoned, and new poured concrete or ashlar stone bridges were built on the new route.

At the same time, the Civilian Conservation Corps established a watershed and conservation area for the city of Frederick on Catoctin Mountain. The resulting stone walls, walkways, shelters, and picnic areas were the beginning of the current Gambrill State Park. Focusing on the natural environment as a national resource at the Federal level helped spur the development of resort areas in the foothills of the mountains in Frederick County, with fishing and hunting clubs frequently establishing enclaves of modern log and stone cabins along the rivers and streams. In the vicinity of Lewistown, a U. S. Department of Agriculture fish hatchery was built to promote the development of goldfish and game fish for stocking lakes and streams, helping to spur a small cottage industry of the 1920's that grew rapidly across the central part of the County in the 1930's. Other private fish propagation ponds were developed in the Monocacy Valley between Buckeystown and Park Mills.

During the presidency of Franklin Delano Roosevelt, Frederick County was often the destination or on the route of the vacationing Chief Executive, who was a guest at several private mountain lodges and hotels during the 1930's. A small rustic retreat near Thurmont, called Shangri-La by the President, was the beginning of Camp David, the presidential vacation complex expanded and renamed by President Eisenhower in the 1950's.

The U. S. entry into World War II in December 1941 caused a massive conversion to war production of food and materials in Frederick County, as in all parts of the nation. Milk and produce were never in short supply, but the more numerous and higher-paying factory jobs in Baltimore's shipyards and steel mills and Washington's ballooning government defense jobs took many Frederick County workers away from the farms and small town jobs. In 1940, the small National Guard emergency landing field and summer training post of Detrick Field northwest of Frederick, originally established in 1929, was expanded into Fort Detrick. At first a general Army reservation with an aviation unit, it became an Army Chemical Warfare Service post in 1943. During the later years of the war, prisoner of war camps in the southern part of Frederick County were a labor source for some farmers. Except for permitted construction on farms and for military material use, there was little private building in the County during the period 1941-1945.

## **Modern Period (1945-Present)**

The end of World War II and the shifting of economic forces away from agricultural development toward the burgeoning cities heralded the beginning of the Modern Period in Frederick County, at least 15 years later than the general trend across the state of Maryland. The period from 1945 to the present has been marked by the increasing dependence of the population on the automobile as a means of travel to work, shopping, recreation, education, and cultural activities. Building of private residences resumed in the County by early 1946 or the end of 1945. The influence of wartime prefabrication technology was apparent in the streamlined exteriors and simple floor plans offered by local builders. The use of artificial exterior siding, especially asbestos and later asphalt shingles, became widespread. Aluminum siding made its appearance in the 1950's and soon became the most common exterior covering until the development of vinyl siding in the 1970's. The one-story "ranch house" type of dwelling and the split-level floor plan gained in popularity in the 1950's and continued into the early 1980's when the attached "townhouse" type became the symbol of suburban tract development.

### **Expansion of the City of Frederick**

Subdivisions began to appear at the edges of the city of Frederick, signaling a series of annexations in the late 1960's. These added over 4,200 acres to the area of Frederick as it existed in the early 20th century. Some small villages near Frederick were met or surrounded by new development growing outward from the city. Harmony Grove, still unannexed to the city, remains an attenuated, one-road village with modern highways and large developments flanking it on all sides. Others, such as Edgewood, Shookstown, and Indian Springs, have become part of the city. The historically open agricultural fields surrounding Frederick are rapidly changing as development is concentrated around population centers. This characteristic is influenced by new planning strategies promoted by the State and the County that seek to reverse the trend toward sprawling development begun in the 1950's.

### **Transportation Becomes a Major Issue**

Transportation networks changed in response to the economic and population trends beginning after 1945. The regional shopping center, a new trend in economic activity, reached the city of Frederick in 1957 with the building of the Frederick Shopping Center. During this period, the four-lane divided highway that is now U.S. 15 was built adjacent to the shopping center, drawing customers away from the historic shopping district in the city's center. At the same time, the small rural general stores continued the declining trend begun in the 1930's. Many closed as the automobile made it possible for even residents of remote farms to reach a multiple store complex in a relatively short time. In the 1970's, the Interstate Highway system began to replace the former highway routes. Interstate 70, connecting with Baltimore, followed generally the same route as U. S. 40 from east to west across the County. The first segment was laid in 1960 from Hancock to Millstone in Western Maryland and the route was largely completed by 1969. Interstate 270, starting as I-70S, was started in 1953 and mostly completed in 1958. Both of these major highways have since been widened and new, complex interchanges have been built or are planned, especially near Frederick.

The I-270 corridor, in particular, is the subject of continual debate among the State, the County, and many municipalities in the County. In the wake of World War II, the movement of population outward from the urban area of the nation's capital combined with the perennially high salaries of government work centered in the metropolitan area to create a permanent trend toward suburb development further away from the job centers in the Maryland-Virginia-District of Columbia region. The resulting housing

boom in the Maryland suburbs was first felt in Montgomery County in the 1960's and 1970's, but, as the highway that became I-270 continued construction, it was inevitable that the challenge of meeting housing and transportation demands would escalate in Frederick County.

The problem that spurred the transportation and housing debate was that job centers in Frederick County did not keep pace with the movement of people to reside in the County, creating the daily commuting flow out of the County in the morning rush hours and the corresponding flow in with the afternoon/evening rush hours. This problem is still reflected in commuter demographics, in spite of achievements by economic development departments in both the County and the city of Frederick to bring large employers to the County. Recent examples include the Bechtel Corporation, Wells Fargo



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Home Mortgage, and United Health Care. The largest employer, however, remains Fort Detrick, with multiple partner agencies both civilian and military. The U.S. Army Medical Research and Materiel Command (USAMRMC), the National Cancer Institute – Frederick, and National Interagency Biodefense Campus are its major components, employing about 8,000 people.

However, Census 2000 information shows that, of a labor force (16 years old and up) of 102,318, approximately 41 percent (42,046) commute out of Frederick County to work (Source: ESRI, Maryland Department of Planning). Demographic statistics in mid-2006 show the County's population has increased by 17 percent since 2000 and the number of housing units increased from 73,017 in 2000 to 85,407 in 2006. The County Demographics planner estimates that the population growth and housing boom will continue through the first decade of the 21st century, although at a slightly lower pace than in the 1990's.

#### Effect of Increasing Development

The effect of the ongoing development pace in Frederick County on historic properties is evident in the loss of many of the large, open agricultural parcels that ring the municipalities. Among those that have been built up for either commercial, residential, or mixed use development are Guilford (F-3-40), a National Register property located just south of I-70 at Buckeystown Pike (MD 85). In the 1990's, this parcel was slated for a mixed-use commercial/hotel use and currently is the Frederick Crossing Shopping Center and a Wal-Mart store. Although the principal dwelling and some of the outbuildings of Guilford have survived and are being adaptively reused, this outcome is increasingly rare among former farm parcels being proposed for development. The Joseph Cronise Farm (F-3-113) was annexed to Frederick and the ca. 1820 – 1930 farmstead was demolished for construction of a religious school. A family cemetery is the only surviving part of that property's past history. In Urbana, a large Planned Unit Development (PUD) was approved in the 1990's, with a Memorandum of Agreement between the developers and the Maryland Historical Trust (MHT) for ongoing review of both archeological and standing structure review. Agreements such as this are the result of the process called "Section 106", referring to the Federal Government's National Historic Preservation Act of 1966 as amended, that requires review by the State's historic preservation agency when federal funds or permits are involved. A corresponding State regulation also applies to projects using State permits or funds. Under the Urbana PUD development over the years, two National Register-listed properties have been preserved and several individually eligible properties have also received special consideration by the developers. One such property, Boxwood Lodge (F-7-60), became the first property listed in the Frederick County Register of Historic Places because of the then-owner/developer's interest in encouraging appropriate

sites for preservation.

Individual property owners who buy older homes in the County generally are interested in the land and the majority of the new owners apply to demolish any existing buildings rather than rehabilitate them. In one instance, however, a demolition application was the opening for discussion with the owner/applicant to consider rehabilitation. The result was the owner subdivided the property to provide a new lot with the existing house. The purchaser then nominated and successfully listed the property in the National Register as the John Eyler Farmstead (F-6-135).

The scenic and historic landscapes of Frederick County are also threatened by the surging development pace. The Monocacy National Battlefield (F-3-42), a National Register listed site, is at the southern edge of the MD 85/MD 355 commercial corridor south of Frederick. In addition, the construction in the 1950's and 1960's of Interstate 270 put that corridor directly through the Battlefield, creating ongoing preservation and interpretive issues for the National Park Service. As the population grows but a significant number of residents continue to commute out of the County, the demand for more traffic lanes on I-270 adds to the potential for more incompatible construction through the battlefield.

Two recent programs to raise both governmental and citizen interest and appreciation of historic landscapes and hopefully heighten motivation to preserve the scenic and historic qualities of the County hold some promise. The Old National Pike was included in a grass-roots effort to nominate a National Scenic Byway. The result was the June 2002 designation of a six-state All-American Road, including the route in Maryland from Baltimore to the western state line with West Virginia and the section in Frederick County along MD 144, Old National Pike, and US 40 Alternate. This designation makes possible a grant program for interpretive programs and materials and easement acquisition, but institutes no regulatory responsibilities to any jurisdiction. A non-profit membership organization, the Maryland National Road Association, spearheads activities and promotions along the Historic National Road. In 2005, the Catoctin Mountain Scenic Byway was designated a National Scenic Byway. This corridor follows US 15 from the Pennsylvania border to the Potomac River. Its highlights are the scenic, historical, cultural, and recreational qualities along the entire length of the corridor. The Byway is part of the Journey Through Hallowed Ground, a multi-state partnership dedicated to raising national awareness of the history of the corridor.

In the second program, the Heart of the Civil War Heritage Area (HCWHA) was designated a Certified Heritage Area in July 2006 under the Maryland Heritage Areas program. This program promotes tourism and economic development under the Maryland Heritage Areas Authority (MHAA), created by the State Assembly in 1996. This Heritage Area includes parts of Frederick, Washington, and Carroll Counties. Its focus is on the most dominant theme in tourism in the west-central region of Maryland, the Civil War. The HCWHA includes three battlefields, Monocacy, Antietam, and South Mountain, and lies directly along a heavily traveled tourist corridor between Gettysburg, Pennsylvania, and Harper's Ferry, West Virginia. In addition, numerous local organizations and museums already highlight the Civil War in all its facets, such as the National Museum of Civil War Medicine in Frederick. A partnership organization between the three Counties' Boards of County Commissioners, local historical groups and museums, the tourism offices of the counties, and the Catoctin Center for Regional Studies at Frederick Community College forms the local Advisory Committee. The program provides matching grants from dedicated state funds to encourage research, provide visitor facilities and improvements, protect historic properties with links to the Civil War theme through purchase or easement, and provide enhanced interpretation of

the multiple stories linking the Civil War experience. There is no regulatory side to this designation, but more awareness of the need to protect fragile and irreplaceable assets of historical significance and economic value in the participating Counties is one of the intended goals of the program.

For further readings in general and local history, please refer to the Bibliography.

*“Communities that set no standards or low standards will compete to the bottom. If you are afraid to say no to anything, you will get the worst of everything. On the other hand, communities that set high standards will compete to the top.”*

*Ed McMahon, Senior Research Fellow, Urban Land Institute*



## CHAPTER TWO

### HISTORIC PRESERVATION IN FREDERICK COUNTY - 1966-2006

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to grant funds to the States for the purpose of preparing comprehensive statewide historic surveys and plans. Since the late 1960's, the Maryland Historical Trust (MHT), which was itself created in 1961, has administered the Federal and State grant funds and preservation programs in Maryland. Frederick County sponsored several phases of historic sites survey starting in the late 1960's.

#### Early Surveys

Paul Brinkman conducted the initial survey in Frederick County in cooperation with the MHT in the spring and summer of 1968. This “windshield” survey identified approximately 440 sites, which were recorded on old Historic American Building Survey forms. It was incorporated in a Historic Sites Inventory prepared for the MHT in 1970 by Raymond, Parish, Pine and Plavnick of Washington, D.C. Coverage was usually minimal, although some longer descriptions were prepared on sites of special importance. An additional 1,560 sites in the County and in the City of Frederick were identified with map locations, but were not recorded. Using the maps produced during these surveys, the Historic Sites Committee of the Frederick County Landmarks Foundation began documenting sites in 1972. Their work has been carried on intermittently since 1989.

In 1974, a second survey was conducted by Anthony James and Lu Ann Smith Frye, which resulted in 729 sites being documented in eight election districts in the northern part of the County. There was some overlap with the previous survey, and a different numbering system of sites was used. This survey provided good architectural descriptions of the sites, but did not cover the villages and towns. Architectural historian J. Richard Rivoire did additional survey work during 1972-1974. For these surveys, an early version of the MHT Inventory of Historic Properties form was used. Copies of the forms are retained in the Planning Department's historic sites files by election district. Where possible, the forms have been interfiled with current Inventory of Historic Properties files.

Survey work in the City of Frederick continued independently. A survey was prepared in April 1952 by Marshall L. Etchison and Charles F. Bowers and was used as the basis for the City's first ordinance dealing with historic structure preservation in the same year. Short hand-written forms were prepared as part of the 1968-69 summer surveys in the City by Paul Brinkman and Michael Bourne. Frederick designated its local historic district in 1970. In 1972, volunteers began to survey the City with assistance from Richard Rivoire. In 1974, architectural consultant Douglas Greene began to assist in this survey and eventually took over supervision from Rivoire. Approximately 1,300 sites were identified during this survey. Most of the forms produced included brief architectural descriptions, but lacked historical documentation.

From the mid-1970's, local historians Ann Lebherz and Mary Margrabe carried on research on 18<sup>th</sup> century structures in preparation for their book *Pre-1800 Houses of Frederick County*, the first volume being published in 1997. Two subsequent volumes were published in 1999 and 2002. Their research files have assisted many of the survey efforts in Frederick County.

An archeological survey of the Monocacy Valley (primarily in Frederick County) was conducted during the late 1970's by the Maryland Geological Survey's Division of Archeology using Maryland Historical Trust (MHT) survey and planning grants. Field notes and site survey forms are maintained by the MHT. Projected areas of sensitivity for prehistoric archeological resources are discussed and mapped in the 1980 final report by Maureen Kavanagh cited in the Bibliography, Appendix 6.

### **Frederick County Planning Documents : Sections Concerning Historic Preservation**

In the 1970 Frederick County Comprehensive Plan, one of its elements, the Parks and Open Space Plan, included a section on "Outstanding Historic and Natural Areas". It stated that "Frederick County's wealth of historic sites is one of its greatest assets" and that an inventory is the first step in protecting sites of historic and economic value. A list of 22 sites, including several in the City of Frederick, the three covered bridges, the C&O Canal, South Mountain and Monocacy Battlefield monuments, Saint Elizabeth Ann Seton's Tomb in Emmitsburg, Catocin Furnace, and the Amelung Glassworks site were identified as the beginning of a comprehensive inventory being compiled by the Maryland Historical Trust, apparently referring to the surveys mentioned in the preceding paragraphs of this chapter. The Plan noted that the inventory must be analyzed and evaluated within the scope of a comprehensive study and plan in order to determine those of most value and significance, which should be protected and restored, how these sites could be maintained as economic assets to the community, and if they could be further integrated into the Parks and Open Space Plan.



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In the 1977 revised Zoning Code for Frederick County, two sections regarding historic structures were included. Sec. 1-19-306 dealt with the availability of a special exception in any zoning district for use of a structure of historical significance as a restaurant, inn, antique shop, museum, group home use, or

information center. Historical significance generally referred to National Register listing, but could also have meant those listed in the State Inventory of Historic Properties. This section was amended in 1980 to include business or professional office use. In 2000, the section was further amended to include more possible uses and to integrate the Frederick County Historic Preservation Commission into the monitoring of changes to historic properties under this section. Sec. 1-19-456 allows sites to be used for the preservation of historic structures to have lot sizes less than the minimum required for the zoning district provided the site is eligible for or listed in the National Register of Historic Places, is owned and operated by a private non-profit corporation, the owner grants a perpetual preservation easement to the Maryland Historical Trust or other governmental body so empowered, and that certain sewerage conditions be met.

Between 1978 and 1980, a comprehensive survey of 575 selected sites in the County was conducted by historic sites surveyor Cheryl Widell of the County's Historic Preservation Office, then based in the Economic and Community Development Office. A wide range of rural sites was included and the surveyor targeted a large number of historic bridges. Standard MHT survey forms were used and usually more complete architectural and historical information was provided than in the previous surveys. This reflected changes in requirements, standards, and criteria for evaluation as government agencies at the Federal and State levels, counties, towns, and cities took on comprehensive surveys. In Frederick County, the present site numbering system was adopted, with a separate sequence of numbers assigned in each of the eight planning regions. The distribution of coverage was generally adequate except in the northern section of the Middletown Region and in the omission of towns and villages as concentrated entities or survey districts.

After the departure of Cheryl Widell in 1980, County government interest in continuing the survey of Frederick County entered a period of dormancy. In 1984, the function of historic resource protection was transferred to the Department of Planning and Zoning. Staff members consulted the Maryland Historical Trust to determine how to integrate historic sites research into the update of the Comprehensive Plan. In the 1984 Comprehensive Plan, the utilization of historic assets by encouraging tourism was referred to as one of 9 policies supporting the goal of "a sound, balanced, and diversified economy".

One recommendation provided by the MHT was for Frederick County to become a Certified Local Government. This designation is part of the decentralized Federal-State-local partnership function of historic preservation programs across the nation, adopted through the National Historic Preservation Amendments Act of 1980. The role of the "certified local governments" (CLGs) in the partnership involves:

- (1) responsibility for review and approval of nominations of properties to the National Register of Historic Places, and
- (2) eligibility to apply to the State Historic Preservation Officer for matching funds earmarked for CLGs.

In order to become certified, a local government must meet several requirements, chief of which are to have enacted a historic preservation ordinance and appointed a historic preservation commission.

In August 1987, Mark Edwards, then Deputy State Historic Preservation Officer, offered to the Planning Department and local private preservation interests a six-part recommendation for action by Frederick

County to better protect its archeological and built heritage. One of the parts was to continue the historic sites survey; another was to prepare a County historic preservation plan; a third was to adopt a historic preservation ordinance. The Trust had completed the *Maryland State Comprehensive Historic Preservation Plan* in 1986, paving the way in terms of policy for a model for preparation of local preservation plans in Maryland. The basis of a preservation plan was stated to be a comprehensive data base of the locality's historic properties, sufficient to evaluate and develop historic contexts or themes whereby reasonable planning and protection decisions can be made at all levels of government. To reach this preliminary goal, the MHT recommended that Frederick County apply for a Survey and Planning matching grant to tie together the existing information with additional survey to provide an adequate evaluation to move toward the next step, the historic preservation plan.

The Board of County Commissioners deferred action on applying for the matching grant until 1988, when Planning and Zoning staff brought up the issue of historic preservation as part of the preliminary groundwork for the update of the 1984 Comprehensive Plan. In the Comprehensive Plan adopted in 1990, historic resource protection was one of the specific objectives supporting the goal of "a quality living environment."

Frederick County applied for an MHT matching grant in June 1989 to fund the hiring of an architectural historian to begin the survey of the County, which was planned for a four-year period, covering two planning regions per year, each year to be funded by a separate matching grant. The goals to be accomplished in each project year were:

- (1) An intensive-level architectural survey of two planning regions with identification and map locations of standing structures which appeared to meet the minimum criteria for inclusion in the County historic sites inventory;
- (2) A rating system based on historical and architectural significance and integrity of the historic resource. Rating categories included "A" for those of outstanding integrity and significance, down through "C" for those meeting the minimum criteria for inventory listing;
- (3) Completion of 120 MHT Inventory forms on sites selected from the identified group showing the variety of building types, time periods, and themes in the planning regions; and
- (4) Preservation planning components for each planning region to be incorporated in the regional updates of the Comprehensive Plan. The survey would not cover the City of Frederick because of its separate planning capability and, as a Certified Local Government, its access to other types of funding for preservation planning.

The grant was awarded to Frederick County, to begin in July 1990. Contract processing delays at both the State and the County ensued. Janet L. Davis was hired as the principal historic sites surveyor and began work in February 1991. Mary K. Shipe was also hired for a 6-month period as assistant surveyor, to insure that the first two planning regions, Walkersville and Thurmont, could be completed by the end of the contract year.

In the next project year FY 1993, Janet Davis, working as the sole surveyor, completed the Brunswick and Middletown Regions. During this year, it became clear that an important educational element needed to be added to the project goals. Survey books summarizing the planning component and the inventory list for each region were planned, and a separate line item was included in the grant request for the following year. By the end of the four-year survey project, booklets on the Frederick, Adamstown, Urbana, and New Market Regions were published. Booklets on the remaining four Regions, Brunswick, Middletown, Thurmont, and Walkersville, were never published due to County funding problems.

## **Statistics and Evaluation Results**

The statistical results of the completed survey period showed a total of 5,170 sites identified as apparently meeting the criteria for inventory listing. Inventory forms for 491 sites were completed, selected from the newly identified sites and from the existing inventory, the latter being chosen based on the need for clarifying the existing records. The survey information on sites for which inventory forms were not prepared exists as hand-written "field notes" with numbered sites keyed to copies of U. S. Geological Survey quadrangle maps for each planning region. Generally, a site's identification includes the field number, a street address when available, brief architectural descriptive notes, and a letter rating according to the evaluation criteria stated in the research design for the survey project.

## **Dissemination of Survey Information**

In the period between the original publication of the Historic Preservation Plan and this update, Frederick County government mapping and cartography services have greatly expanded. A Geographic Information System (GIS) is in place and the Planning Department's Mapping and Data Services section is continuing to upgrade the availability of County government data in both electronic and print form. Also, the Maryland Historical Trust has a GIS component and has provided the County with data layers showing both National Register and Maryland Inventory sites. However, there is currently no ongoing updating of these provided layers from the MHT. Therefore, new challenges for the County are involved in taking on the update of GIS information on historic sites.

The aforementioned historic sites survey booklets for the Frederick, Adamstown, Urbana, and New Market Regions were distributed at no charge and were reprinted once or twice. The "sell-out" of the survey booklets demonstrates the high level of interest in historical information during the 1990's. This interest is ongoing, and the Planning Department, heeding the long-standing desire among both government and citizens for a comprehensive book on the architecture and history of the County, applied in 2003 for a MHT Non-Capital Grant to start a multi-year project to produce a quality study of the County's architecture. The book was to be based on the inventory completed and on specific new information to be gathered and interpreted by a consultant architectural historian. Although a grant was awarded to the County, an inability to muster the required grant and local matching funds resulted in this project being abandoned. However, the need for such a book is still valid and the County should pursue the project through all available means.

The historic sites survey files are currently maintained in the Planning Department and are used on an almost daily basis. Information on historic properties is frequently needed in the development review process, planning information studies, rezonings, annexations, text amendments to the Zoning Ordinance, applications for nominations to the National and County Registers of Historic Places, and general inquiries from citizens and other government agencies. The County's web site does not currently contain the survey data or even the survey index for each Region. The County Register has links with photos and brief descriptions of each site on the web site. However, there is no way to access the Inventory of Historic Properties electronically except through the MHT's web site. Further, the field notes from the surveys of each Region remain in handwritten form and are thus of limited use except to the Historic Preservation Planner, who does use the notes regularly in development and other review processes. The field notes were intended to be for identification only, to aid in planning future, more comprehensive surveys. Instead, the fast pace of development in the County during the late 1990's and continuing into the present has outstripped the County government's ability to focus personnel and other

resources on a systematic recording of historic properties in the format of the State's Inventory of Historic Properties.

While mapping and data management technology is improving rapidly, the state of the 1990's survey data remains mostly in a pre-electronic format. Research in the field notes in particular is time-consuming and often results in cursory information that is more outdated with each passing month. The Inventory records provide better information, but a large number of the earliest forms dating from the late 1970's and the 1980's remain to be updated with current information. The principal source of new and updated survey information is through State and/or Federally mandated historic resource evaluation and assessment of project effects, under the process universally referred to as the "Section 106 review". Since qualified cultural resource consultants must do this review, the level of accuracy remains high, while the areas of coverage are almost entirely in the areas of intensive development. This leaves a large area of the County, principally in the northern and eastern sections, with little or no updates or new Inventory additions.

*“Whatever is goode in its kinde ought to be preserv’d in respect for antiquity, as well as our present advantage, for destruction can be profitable to none but such as live by it.”*

*Nicholas Hawksmoor, on the rebuilding of All Souls College, Oxford,  
17 February 1715*



## CHAPTER THREE

### **FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION AND COUNTY REGISTER OF HISTORIC PLACES - 1998 - 2006**

The Board of County Commissioners created the Frederick County Historic Preservation Commission (HPC) and the Frederick County Register of Historic Places with the adoption of Ordinance 97-16-194, effective January 1, 1998. The Ordinance is codified under Frederick County Code Chapter 1-23 (see Appendix 1-A).

#### **Frederick County Register of Historic Places**

The County Register is the County government's list of properties, districts, and sites that meet the nomination criteria in the Ordinance and for which the owners have consented to designation to the Register. (See Appendix 1-5 for current County Register list.) The criteria in Section 1-23-6B are separated into “historic, archeological, and cultural significance” and “architectural and design significance”. The experience gained through the nominations to the County Register of the currently listed properties indicates that virtually all properties meet more than one criterion. There is no requirement for a specific age, as significance usually becomes recognizable over a period of time that may vary according to the individual property. Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. Most local designation programs follow the same model. Each property must meet the specific requirements under the criteria, but there is no minimum limit on the number of criteria needed for successful listing. All designations to the County Register are permanent and go with the property when it transfers.

#### **Boundaries**

County Register site boundaries are determined through the nomination process. Applicant owners are advised to submit maps and written descriptions that are inclusive of the historic character of the nominated property. This may vary according to a number of factors such as the existing parcel boundary, natural and built features, and the historical and current setting of

the structures and/or site. Providing an appropriate setting of a historic property is challenging in the current climate of increasing development. In the case of rural properties, often the building or group of buildings is isolated from the surrounding properties, as in a farmstead. The singularity of farm complexes is an important part of their potential significance. The ongoing subdivision of farms and former farms results in formerly large farm parcels losing much of the historical setting of fields, fences, walls, tree lines, orchards, and internal roads and paths. Therefore, the initial boundary that applicants are asked to consider is the current parcel boundary. The recommendation of the HPC to the Board of County Commissioners (BOCC) regarding the nomination includes their determination of the appropriate boundary. The BOCC designation includes the final boundary.

## **Historic Districts**

Section 1-23-6C contains specific nomination criteria for owner concurrence for the nomination of historic districts. There have been no nominations for districts as of 2006.

## **Owner Responsibilities following Designation**

Following designation by the BOCC, all exterior changes to any building or the setting and landscape within the boundary must be reviewed by the HPC and an approval issued for the work to be initiated. The approval is called a Certificate of Appropriateness (see Appendix 1-D). The Certificate, also called a COA, is needed for all work, whether or not a building permit is necessary or a tax credit is being pursued for the work. COA's are reviewed by the HPC in public hearings at the regular monthly meetings. The Ordinance requires public notice in a local newspaper and a posted sign on the subject property, similar to the requirements for County Planning Commission and Board of Zoning Appeals actions.

## **County's Purpose for Designation Program**

The County government's purpose in creating the Frederick County Register and its Historic Preservation Commission are stated in Ordinance Section 1-23-2. Recognizing the importance of preserving heritage as a public purpose and that a local designation program with criteria for designation, processes for nomination and the review of changes to the listed properties serves to preserve not only buildings and places, but supports a higher quality of life and strengthens our economy by reducing waste and providing opportunities for jobs. In adopting the Ordinance, the Board of County Commissioners agreed to follow the enabling legislation for historic zoning in Article 66 B, Section 8 of the Code of Maryland.

## **Why Do Owners Want to Have Their Properties on the County Register?**

The reasons that property owners choose to protect their historic properties through a local designation program are not as easy to define. One of the principal reasons that can be documented is the availability of State Heritage Preservation Tax Credits that return 20 percent of the costs of rehabilitation to the owner, following submission of the appropriate applications and review by the Maryland Historical Trust, the State historic preservation agency. Both residential and commercial properties may be eligible for the credit. For many home and business owners, this credit can be an important part of their financial planning. In addition to the State credit, County Register owners may also apply for a Property Tax Credit that refunds an increase in the assessment of a locally designated property for two years and

reduces the amount due for up to another three years. All work for both credits must be reviewed and approved by the HPC with a Certificate of Appropriateness, in addition to any other forms required to receive the credits. (See Appendix 4.)

Owners may also nominate their properties to the County Register because the designation is required under a Zoning Ordinance Special Exception, Sec. 1-19-306. This section allows certain additional uses of historic properties that are listed in or eligible for the National Register or the County Register, over the permitted uses defined in the zoning designation for the properties. This zoning action encourages appropriate uses for historic properties that can help owners reuse the buildings and structures instead of demolishing them for new construction. A requirement of such properties that receive the Special Exception approval of the Board of Zoning Appeals is the owner must nominate and list the property in the County Register, thereby putting exterior changes under the review of the HPC. A Determination of Eligibility for the County Register is the first step in the Special Exception process for owners who wish to apply for the Exception. No property that does not meet the criteria for designation would be recommended for designation under any circumstances. The Determination provides the owner that information at the first step so that other means to achieve the desired use of the property may be explored, if the property is not eligible for the County Register.

Owners who comply with all the requirements of County Register designation enjoy a level of protection from unsympathetic publicly funded or permitted projects through the knowledge of the location of the Register properties in the County. For example, a new road or utility line that is planned adjoining or within the County Register property, whether Federal, State, or County-sponsored, would undergo staff review and consultation to determine whether there are adverse effects to the County Register property and how the project could be redesigned to avoid such effects. The Register property owner is informed of opportunities for commenting on the project. If the work is planned within or adjoining the County Register boundary, a public hearing at the HPC for a COA would be required of the sponsoring agency.

Owners of County Register properties often state that their willingness to participate in local designation also involves their desire to do their part in preserving the physical heritage of Frederick County. Many new property owners in the County often describe their appreciation of the scenic beauty and the interesting historic environment. The owner who takes responsibility for preserving their part of that historic sense of place by choosing local designation does a public service to the County as a whole.

## **Frederick County Historic Preservation Commission**

### **Members and Qualifications**

The Commission consists of 11 members and 2 alternates appointed by the County Commissioners. All members must be residents and/or property owners in Frederick County. All members shall possess a demonstrated special interest, specific knowledge, or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design, or related disciplines. At least 2 members must meet the Federal Government's minimum professional requirements for certification of local governments under 36 CFR Part 61.

The Ordinance also names 5 local organizations who may submit names of nominees for appointment: the Frederick County Bar Association, the Frederick County Builders Association, the Frederick County Association of Realtors, the Frederick County Farm Bureau and the Pomona Grange, and the Frederick County Chamber of Commerce. These organizations had been involved in the Historic Preservation

Advisory Group that met to assist the Planning staff in the preparation of the first Historic Preservation Plan and continued on to perform the same advisory role for the creation of the Historic Preservation Ordinance.

## Formation of Commission

Public notices soliciting qualified applicants were published in early 1998 and a field of applicants were deemed qualified for consideration by the County Commissioners. On March 31, 1998, the following at-large members were appointed:

G. Bernard Callan, Jr.	Michael A. Powell
Ray Compton	Alternates:
Stephen G. Elder	Chris T. Matthews
April Fehr	Nicholas E. Wood

The organization candidates appointed the same day were:

Mary Richeimer	Association of Realtors
Krista A. McGowan	Bar Association
James Belcher	Builders Association
William Crum	Farm Bureau/Pomona Grange.



Whiskey Ridge

Since no architects had applied during the solicitation period and the Chamber of Commerce had not yet submitted a candidate, the Board deferred further action until the County Manager could consult with the Chamber's Executive Director to try to find a qualified architect candidate from among the Chamber's membership. An at-large position was left unfilled in order to allow for two separate candidates to fulfill both needs.

On May 7, 1998, Mary T. McCarthy was appointed as the Chamber's representative on the HPC. On June 4, Gary Baker, architect, was appointed to the at-large position.

The HPC met for the first time on July 16, 1998. The first several meetings included training sessions on preservation commission policy, meeting formats, the use of guidelines and rules of procedure, and the history of historic preservation in America. The legislative background of historic preservation at the Federal, State, and local levels was discussed. G. Bernard Callan, Jr. and Ray Compton were elected Chair and Vice Chair at the September 30, 1998 meeting. Draft Rules of Procedure and draft forms for nomination of properties and Certificate of Appropriateness for the County Register of Historic Places were presented and considered in October and November. The Rules of Procedure and the Nomination form were adopted at the January 6, 1999 meeting. After revision, the Certificate of Appropriateness form was adopted at the May 5 meeting.

## **First Nominations to County Register**

The first two nominations to the County Register came to the HPC at the August 4, 1999 meeting, where the Elisha Beall House (Boxwood Lodge), F-7-60 in the Maryland Inventory of Historic Properties, and the Smith's Store and Residence, F-7-68, were presented by the owner of both properties, Monocacy Land Company LLC. The Maryland Historical Trust (MHT) had already recognized these properties by acceptance in the Inventory of Historic Properties, but that list provides no benefits to the owner or protection from incompatible changes. Monocacy Land Company, under the leadership of the Kiplinger Washington Editors and Austin Kiplinger, stated a desire to see the two properties preserved when they were marketed for sale. The applicant's staff had already briefed contract purchasers for both properties on their responsibilities as owners of locally designated historic sites, and the buyers indicated their assent to continuing with the designation. The HPC unanimously recommended nomination of the two properties to the BOCC. The BOCC followed through with unanimous designations at a public hearing on October 5. The two sites were assigned County Register numbers CR 99-01 and CR 99-02 respectively, following the customary case numbering system already used by the County Planning and Zoning Department.

With these two designations, the County Register became a reality and one of the key goals of the Historic Preservation Plan had been accomplished. The HPC was now ready to pursue another key goal, the application of the County government to become a Certified Local Government (CLG). This is a Federal program that allows a local government to be involved in the approval of nominations to the National Register, comment upon Federal and, through corresponding State legislation, State funded or permitted projects in their jurisdiction. Another important benefit is the availability of Federal pass-through funds earmarked for the State's CLGs, which the local CLGs can use for training of commissioners and public workshops for education on historic preservation. A requirement of being a CLG is attendance by all HPC members at a minimum of one educational event per fiscal year and the funds could offset registration fees.

The Board of County Commissioners voted on April 20, 2000 to sign the application. The Certification became effective in June 2001 with the signing of the contract between the BOCC and the MHT. Since becoming a CLG, the members of the HPC have been regular attendees at qualifying educational workshops, the State Annual Preservation and Revitalization Conferences, the National Preservation Conferences, and have sponsored several public educational events in cooperation with the City of Frederick's Historic Preservation Commission.

## **Adoption of Interim Design Guidelines**

In order to properly review applications for Certificates of Appropriateness, the HPC needed to adopt guidelines and distribute them to the owners of the County Register properties as well as the public. Section 1-23-5A (7) of the Ordinance states that the HPC shall adopt guidelines that are consistent with the *Secretary of the Interior's Standards for Treatment of Historic Properties*. One of the first actions of the HPC was to adopt the Secretary's Standards as their interim guidelines. However, more tailored guidelines are necessary for appropriate reviews of County buildings. Through the period October 1999 to July 2000, the HPC reviewed examples of other County and city guidelines and discussed how to prepare a draft set of guidelines.

Chairman Callan suggested the adoption of interim guidelines based on the City of Frederick's former guidelines. The City had used the former guidelines successfully for at least 20 years, although a rewritten and expanded Guidelines booklet had recently superseded them. With only a few changes to references, these guidelines still met the Secretary of the Interior's Standards and could be easily placed online and reproduced when necessary. After discussion, the HPC voted on July 5, 2000 to tailor the City's former guidelines and adopt them as the Interim Guidelines for the County Register. (See Appendix 1-E.)

## **First Certificate of Appropriateness Application**

The new owner of Smith's Store and Residence (CR 99-02) was the first to apply for the HPC's approval of work on a County Register site. The application for masonry and gutter repair, the extension of an existing picket fence, and landscaping was brought to public hearing at the HPC on December 1, 1999. The HPC had not yet adopted guidelines for property owners, so the work was reviewed under the *Secretary of the Interior's Guidelines for Rehabilitation*, the required standards for CLGs. The HPC unanimously approved the work.

## **HPC Activities**

### **Reviews and Recommendations 1999-2006**

<i>Properties Recommended for County Register Listing</i>	8
<i>COA's Approved</i>	14
<i>Nominations Recommended for NR Listing (as CLG)</i>	9

## **Preservation Incentives for Local Governments**

In 2002-2003, the HPC and the staff were among the State-wide grantees in a Maryland Historical Trust-sponsored program, Preservation Incentives for Local Governments (PILG). Under this program, the County would receive a grant that could be used, among other activities, to hire additional staff to carry out specific projects such as preparation of educational materials, presentations, and/or brochures, preparation of new MHT Inventory of Historic Properties forms and new surveys, and the inspection of properties covered under a MHT Historic Preservation Easement. The grant of \$25,000 was matched by the County for a total of \$52,222.

A part-time Historic Preservation Liaison, Kathryn G. Smith, was hired under the grant, with the principal duties being to prepare a new brochure for the County Register program, assist staff with preparing a Survey and Evaluation Plan for the County (also a grant requirement), and the inspection of MHT easement properties in the unincorporated area of the County. The HPC members were trained by MHT staff about easements and the conduct of inspections. Over the course of the grant term, the HPC and the staff completed 14 easement inspections.

Ms. Smith completed the brochure, which was presented at two public open houses in April and May 2003. The brochure is still in use by County staff as a basic information tool about historic preservation. In addition to this brochure, Ms. Smith prepared a display panel to highlight the County Register properties. She worked with the County Video Services to prepare a 3-minute slide show celebrating

the fifth anniversary of the adoption of the Historic Preservation Ordinance. The show aired on the Frederick County Government Cable Channel 19 during November and December 2002. Ms. Smith also reviewed and revised the Frederick County National Register listings for the Maryland Historical Trust's web page.

The staff completed the Survey and Evaluation Plan in 2003. This document summarized the standing structures, archeology, museums and collections, cultural traditions, and cultural landscapes of the County in terms of previous and existing programs to preserve or manage the historical heritage embodied in the resource types. A historical overview and context summary is included. The anticipated effects and outcomes of the various activities described under each resource type section are also listed. The purpose of the Survey and Evaluation Plan is to help both the local jurisdictions and the MHT plan for future funding of appropriate and prioritized activities and projects.

The PILG program failed to receive State funding after the FY 2003 year. Its effectiveness in Frederick County was clear and the products of the grant are still in active use by the County staff. The easement properties should be inspected yearly, but the MHT does not have staff available to complete the work in every County. The inspections could be done through a partnership of the HPC and interested non-profit organizations with historic preservation missions. The Survey and Evaluation Plan remains a valid framework for future project planning, with appropriate updates and revisions.

### **Historic Inventory Book Project**

A marketable comprehensive survey publication compiling the existing Maryland Historical Trust Inventory for Frederick County would satisfy several of the Goals and Objectives and Strategies for Implementation of the Historic Preservation Plan. Several other Maryland Counties have published such volumes, usually with the assistance of a MHT non-capital grant. As a part of the long-term planning for the PILG project, had it continued to receive State funding, was to assign the Historic Preservation Liaison to manage a project to produce the Frederick County Historic Architectural Inventory book. Accordingly, a MHT Non-Capital Grant in the amount of \$42,000 matched by the County to total \$84,986 was applied for and awarded in FY 2003. The project was to be approximately 5 years, with three years devoted to updating and expanding the existing results of the 1991-1994 historic sites survey, writing during a fourth year, and design, layout, and publication in the fifth year. This ambitious plan depended on the hiring of a qualified cultural resources specialist who could work through the entire project term to the final product. The Request for Proposals brought two qualified responders. However, it became clear that the amount of the grant for the initial year was not sufficient to start the project. After lengthy discussion with both consultants, revised work programs and resubmitted proposals, conferences with MHT staff and County staff, the MHT grant was refused and the contract cancelled in April 2004.

Future planning for the Inventory book should include consideration of a joint partnership between the County and a consortium of local non-profit organizations interested in historic preservation and local history, with the principal direction of the project based in one of the non-County groups. The County's historic sites inventory files are public records and are always available for public educational efforts.

### **Frederick County Association of Realtors Training Course in Historic Maryland Properties**

In early 2000, the staff and HPC Commissioner Mary Richeimer (Frederick County Association of Realtors member) began to compile information and sample course outlines for a training course to be offered in cooperation with the Frederick County Association of Realtors to provide realtors with basic

information on historic properties to improve the flow of information to property owners about the benefits of historic preservation. The course was envisioned to include sessions on the existing national, state, and local government programs and incentives, the role of non-profit historical and preservation organizations, architectural style guidance, marketing historic properties, and the nuts and bolts of appropriate rehabilitation. The course would offer realtor education credits and a certificate of completion. The Maryland Association of Historic District Commissions (MAHDC), a non-profit organization, the City of Frederick Historic District Commission, and the Maryland Historical Trust were favorable to assisting the development of the course.

Based on models from other states and from existing one-day or half-day courses offered in other parts of Maryland, the staff and Ms. Richeimer developed a course outline, lined up the approval of the realtor credits, and enlisted the Frederick Community College's Continuing Education Program to provide the venue for the course. The course was programmed for three consecutive Mondays in November 2004. Speakers included the staffs of both the County HPC and the City of Frederick HPC, representatives of the MAHDC and professionals in marketing real estate, appraisals, building rehabilitation, loan programs, tax credits, and architectural history of the central Maryland region. The first class had 50 participants, each receiving as part of the course fee a manual of reference material, a copy of a nationally known architectural style guide, and for those who satisfactorily completed the course, a Certificate issued by the MAHDC. The course was named "Certified in Historic Maryland Properties". All participants received the Certificate at the end of the first offering. Feedback from the participants, the Realtors Association, and the preservation community was very positive. Through publicity efforts by the staff and the sponsoring organizations, the hoped-for result of being a model for such training programs was realized. Inquiries for sample course materials by local preservation groups and historic preservation commissions from across the nation are still received by the staff.

The Certified in Historic Maryland Properties course was offered a second time in November and December 2005. The format was essentially the same, with a few different speakers. In this course, a marketing exercise was included, using as a subject a recently listed National Register private home in the City of Frederick. This offering brought in approximately 40 students and virtually all received the Certificate. The Course is anticipated for a third offering in 2007.

## **Frederick County Register Newsletter**

The first Frederick County Register Newsletter was published in Fall 2005. The four-page informational leaflet is intended for publication quarterly. Each issue contains a message from the Chair of the HPC, basic information on the County Register, and where to find its primary documents, the Ordinance, the nomination form, the Certificate of Appropriateness form, and the Interim Design Guidelines. Photographs of selected County Register properties are found in each issue. A calendar of Commission meetings and educational events that the public may attend is also included. The Newsletter is also posted on the Planning Division's web page.

*"It's not good because it's old, it's old because it's good."*

*Unknown Author*



## CHAPTER FOUR

### OTHER LOCAL RESOURCES FOR HISTORIC PRESERVATION

The following section describes the public, non-profit, and jointly public/private groups and organizations that are concerned with the broad issues of historic resource study, evaluation, protection, heritage education, and heritage tourism.

#### Municipal Historic Preservation Commissions

##### City of Frederick Historic Preservation Commission (FHPC)

The City of Frederick's historic district dates back to 1952, when the Frederick City Charter included provisions directed toward historic preservation by establishing a district and an advisory commission. In 1954, Frederick became the second city in Maryland and the 13th in the nation to establish a local historic district and organize a historic district commission responsible for protecting its architectural heritage. Containing approximately 40 square blocks in downtown Frederick, it is the largest contiguous historic resource in the State of Maryland.

In December 1970, the historic district commission's regulatory powers were adopted by ordinance. The 8-member board is composed of members of the community who have backgrounds in architecture and architectural history, design, history, and other related fields, and an interest in the District. The board is appointed by the Mayor and approved by the Board of Aldermen. It is charged with reviewing all exterior changes to any property located within the Historic District. In 1973, a National Register Historic District covering a slightly larger area, encompassing the local historic district was designated. In 1977, the National Register District was expanded to include West South Street between Bentz Street and Jefferson Street and the area bounded by 7th Street East Street, 4th Street, and Bentz. In November 1995, the local historic district was expanded to include East and West 5th, 6th, and 7th Streets, and Water and B&O Avenues. The City of Frederick became a Certified Local Government (CLG) on June 14, 1985.

The City consolidated its zoning, land use, and other planning responsibilities in the Land Management Code (LMC), adopted July 21, 2005. Under the LMC, the Historic District

Commission became the Historic Preservation Commission, because the Code allows the designation of areas and properties outside of the Frederick Historic District. The LMC also includes a section requiring archeological evaluation for grading or ground disturbance within both the locally designated historic district and the National Register district. The name of the District itself was changed in 2001 to Frederick Town Historic District, reflecting the name the city was known by in the 18th century. Web site: [www.cityoffrederick.com](http://www.cityoffrederick.com).

### **New Market Historic District Commission**

The Town of New Market has a National Register Historic District that was listed in 1975. A locally appointed, five-member Historic District Commission reviews applications for exterior changes, signs, and demolitions and issues a certificate of approval as necessary. The Town also has design guidelines that protect the 19th century appearance of the historic district. Web site: [www.townofnewmarket.org](http://www.townofnewmarket.org).

## **Countywide Resources and Organizations**

### **Maryland Room, C. Burr Artz Public Library**

The Maryland Room, located in the C. Burr Artz Public Library, the main library branch in downtown Frederick, is a non-circulating, local research collection of primary and secondary sources. Materials collected here document Maryland's economic, social, political, cultural, and religious history, the genealogy of Maryland's peoples, and the Civil War. Special emphasis is placed on obtaining resources relating to the peoples, places, communities, and institutions of Frederick County and the City of Frederick. Web site: [www.fcpl.org/information/mdroom/index.htm](http://www.fcpl.org/information/mdroom/index.htm).

### **Catoctin Center for Regional Studies**

The Catoctin Center was created in 1998 by Frederick Community College and the National Park Service to promote the research and study of the history and culture of central Maryland and the adjacent areas of neighboring states. The Center promotes its mission through research projects, teaching, collaboration with other historical organizations, internships, publications, conferences, workshops, and preservation efforts. Catoctin History magazine is its award-winning quarterly publication. The Center also sponsors a biennial conference based on the Crossroads theme of the region. Web site: [www.catoctincenter.edu](http://www.catoctincenter.edu).

### **National Park Service Historic Preservation Training Center**

The Historic Preservation Training Center is dedicated to the preservation and maintenance of the historic structures of the National Park Service and its partners through preservation education and skills and crafts development. The Center's administrative office is located in the Gambrill House at the Monocacy National Battlefield. The shop is currently located in the historic Jenkins Cannery building in downtown Frederick.

### **Frederick County Landmarks Foundation (FCLF)**

The Frederick County Landmarks Foundation is a non-profit organization that seeks to preserve the historic sites, structures, natural landmarks, and communities of Frederick County, and to increase knowledge of and the appreciation of these heritage resources. To achieve these ends, the Foundation

is empowered to obtain funds to acquire, preserve, improve, restore, lease, and sell sites and structures. The Landmarks foundation also assists public and private efforts to identify historic sites and to develop information and educational programs relating to the sites. The FCLF sponsors a program of registered plaques certifying a structure as verifiably old and of historical and/or architectural significance. Over 300 plaques have been placed during the past 30 years. The regular registry plaques are black cast iron ovals with the name of the organization, the word “Registered” in script around the outer edge, and an applied brass plate in the center bearing the FCLF Registry number. Vernacular plaques encourage the restoration and preservation of late 19th and early 20th century structures that make a significant contribution to the County. The vernacular plaques are dark maroon cast iron with brass plates engraved with a registry number and information specific to the structure.

The FCLF also participates in sponsoring tours, public open houses, and special events that highlight historic resources. It has been the recipient of National Trust for Historic Preservation and Maryland Historical Trust grants for special studies and restoration of Schifferstadt, its 1756 German vernacular stone farmhouse museum of architecture, located at the western edge of Baker Park in Frederick. The organization has worked with the County Planning Division on zoning text amendments that favor the preservation of important historic sites, the most recent being the Beatty-Cramer House, a circa 1732 log and stone dwelling of statewide significance because of its highly unusual construction technique. A third property currently held by the FCLF is the Jonathan Derr House, located on Liberty Road (MD 26) in the City of Frederick. The FCLF is working to sell the Derr House with a designation under the City’s Land Management Code. The FCLF publishes an Endangered Sites list each year in the Frederick Magazine to draw attention to neglected, threatened, and often saved historic properties throughout the County. Web site: [www.frederickcountylandmarksfoundation.org](http://www.frederickcountylandmarksfoundation.org).

### **Historical Society of Frederick County (HSFC)**

The Historical Society was formed in 1892 to promote interest and appreciation of Frederick County history. The Society collects and preserves artifacts and documents for study and education. Over time, it has become the principal genealogical research facility in Frederick County. Since 1960, its headquarters has been located in the former Loats Orphanage building at 24 East Church Street in Frederick, a restored 1800’s brick Federal and Greek Revival style mansion. Furnished period rooms, a research library, exhibit space, and extensive documentary and decorative arts collections are housed here. Special events, tours, publications, workshops, and lectures are sponsored by the HSFC, many of which are focused on historic structures. In 2003, the HSFC acquired by donation the Roger Brooke Taney House in Frederick and now operates the museum house on South Bentz Street. Also in 2003, the Historic Preservation Center, a dedicated collections storage facility, was completed next door to the Taney House. Web site: [www.hsfcinfo.org](http://www.hsfcinfo.org).

### **Frederick Historic Sites Consortium**

The Consortium is a program of the Tourism Council of Frederick County, Inc. Its mission is to promote, develop, and support the historic sites and attractions of Frederick County and to increase community awareness of their value. The Consortium currently includes 26 historical museums, research libraries, and cultural institutions and sites throughout the County, and the State and National Parks at Cunningham Falls/Catoctin Furnace, South Mountain State Battlefield, Monocacy National Battlefield, the C&O Canal National Historical Park, and Catoctin Mountain Park. The Consortium helps the member organizations in docent training, interpretive programming, marketing, and strategic planning. Web site: [www.frederickhsc.org](http://www.frederickhsc.org).

### **Tourism Council of Frederick County, Inc.**

The Tourism Council is a public-private partnership dedicated to enhancing the economic benefit of tourism for Frederick County's businesses, attractions, local governments, and residents. Membership is open to businesses and individuals interested in promoting tourism in the County. The Tourism Council plays a key role in the \$1.3 million in tourism-related revenues generated in Frederick County. The Council operates a Visitor Center in its headquarters building at 19 East Church Street in Frederick. Guided and self-directed walking tours of the Frederick Town Historic District are offered, as well as guided bus tours of outlying historic sites in the County. Specialty tours are available for interest groups. The Maryland Civil War Trails, a statewide network of Civil War themed driving trails with interpretive panels promoted by the Tourism Council, has a loop including Frederick and the South Mountain and Monocacy Battlefields. The Council has plans for a new Visitor Center to open in early 2009 to coincide with completion of a new access road and interchange from I-70 to East Street that is now under construction. Web site: [www.fredericktourism.org](http://www.fredericktourism.org).

### **Heart of the Civil War Heritage Area (HCWhA)**

Comprised of portions of Frederick, Carroll, and Washington Counties, the Heart of the Civil War Heritage Area is a Certified Heritage Area of the Maryland Heritage Areas Program, a State program to facilitate economic development through heritage tourism. The designation allows organizations and groups in certain areas of the HCWhA to apply for capital grants for acquisition, development, rehabilitation, restoration and redevelopment costs. Non-capital grants and small grants are also available to all parts of the Heritage Area. The goals and objectives of the HCWhA are delineated in its Management Plan and are implemented by a three-county advisory board. The HCWhA operates under the auspices of the Tourism Council of Frederick County, acting in behalf of the three counties and the participating municipalities. However, the Tourism Council does not control the HCWhA. All three counties cooperate to provide the leadership and decisions to implement the Management Plan. The approaching 150th anniversary of the Civil War (2009-2015) is projected to bring tens of thousands of new visitors annually, with millions of dollars in visitor expenditures, creating new jobs and new State and local tax revenues. Web site: [www.heartofthecivilwar.org](http://www.heartofthecivilwar.org).

### **America's Byways (National Scenic Byways Program)**

#### **Historic National Road**

The Maryland National Road Association, a collaboration of State agencies, local governments, and community leaders from the cities, towns, and counties from Baltimore to Garret County in western Maryland, completed a Corridor Management Plan for the Historic National Road (HNR), the first federally funded road. The Association nominated and achieved designation as an "All-American Road" in the Federal Highway Administration's America's Byways program. The Maryland section of the HNR is one of the six states linked by the designation in 2003. The road provided a gateway to the West for thousands of settlers who followed it from Baltimore through the Appalachian Mountains to Vandalia, Illinois. The road's history traces the evolution of transportation and commemorates the movement that ultimately stretched the nation's boundaries from the Atlantic to the Pacific. The MNRA is now a 501C3



Petersville Methodist Episcopal Church

organization that furthers the goals of the Corridor Management Plan in Maryland. Among its accomplishments is the placement of interpretive markers along the HNR. In Frederick County, the HNR follows the route of US 40, MD 144, Old National Pike, and US 40 Alternate. The Scenic Byway designation provides funding opportunities through grants and shared marketing strategies for tourism development, but does not regulate properties or development along the route. Web site: [www.sha.state.md.us/exploremd/oed/scenicByways/BywaysProgram.asp](http://www.sha.state.md.us/exploremd/oed/scenicByways/BywaysProgram.asp)

### **Catoctin Mountain Scenic Byway**

The Catoctin Mountain Scenic Byway (CMSB) follows the route of US 15/340 through Frederick County from the Pennsylvania border to the Potomac River crossing near Point of Rocks. Noted for its historic, cultural, archeological, scenic, recreational, and natural qualities, this Byway was designated in 2005. As with the Historic National Road, a Corridor Management Plan was developed for the nomination process. The Plan provides the basis for understanding the important resources along the route, and strategies for preserving and managing improvements and changes. No new regulations are put in place by the designation. Currently, the CMSB is based in the Frederick County Planning Division, pending the formation of a management entity representing the municipalities, the County, and interested organizations and individuals in the CMSB corridor. The CMSB is one link in the Journey Through Hallowed Ground, a multi-state partnership dedicated to raising national awareness of the history of the corridor traced by US 15/VA 20 from Gettysburg, through Maryland on the CMSB, to Monticello in Albemarle County, VA. Web sites: [www.co.frederick.md.us/planning/corridor%20Plan/CorridorPlan.htm](http://www.co.frederick.md.us/planning/corridor%20Plan/CorridorPlan.htm); [www.jthg.org](http://www.jthg.org).

### **Frederick County Civil War Round Table**

The Civil War Round Table is a lecture and information exchange group founded to promote interest of the County's Civil War history and culture and to promote projects that heighten the public's awareness of Civil War heritage. Web site: [www.frederickcountycivilwarrrt.org](http://www.frederickcountycivilwarrrt.org).

### **Local and Specific Site Organizations**

#### **Brunswick History Commission**

In 1975, the Brunswick History and Distinguished Citizens Commission was organized by the Mayor and Council of Brunswick to formulate plans for the City's celebration of the American Bicentennial in 1976 and to collect, write, and preserve Brunswick history and to honor Brunswick's distinguished citizens. The 15- member board published Brunswick: 100 Years of Memories in 1990. The Commission has no regulatory powers.

#### **Brunswick-Potomac Foundation**

The Brunswick-Potomac Foundation was originally formed in 1969. In 1974, the Foundation purchased the building now occupied by the Brunswick Museum, which the Foundation operates along with sponsoring special events and festivals. Brunswick Railroad Days is one of its best-known events. The Museum contains a collection of memorabilia of the B&O Railroad and specifically life in Brunswick during all phases of the B&O's development of the classification yards. An interactive HO scale model of the Metropolitan Division from Union Station in Washington to Brunswick is housed in the Museum. The Foundation is a non-profit organization. Web site: [www.brrm.net](http://www.brrm.net).

### **Carrollton Manor Land Trust**

The goal of the Carrollton Manor Land Trust is to inform the public of the various programs to help protect farmland and rural landscapes. The Land Trust works with local property owners to provide information on land preservation strategies and facilitate contacts with potential funding sources. Acquisition of land preservation easements is one strategy for protecting land. Various tax benefits may also be available. The name of the Land Trust comes from the 18,000-acre tract owned by Charles Carroll in the 18th and 19th centuries in the southern part of the County, now the Adamstown Region. Web site: [www.cmlandtrust.org](http://www.cmlandtrust.org).

### **Central Maryland Heritage League**

The Central Maryland Heritage League is a non-profit membership corporation formed in 1989 by a group of citizens in the Middletown Valley “to operate . . . exclusively for charitable, educational and civic purposes in the encouragement of preservation and interpretation, land management, conservation, and the preservation of natural habitat.” It is a volunteer group dedicated to the permanent preservation of the important cultural sites, structures, and environmental landscapes in central Maryland, including, but not limited to, Civil War heritage sites. The League currently owns conservation easements on 22 acres of the South Mountain State Battlefield in four locations and two historic structures, the Lamar Cultural Center in Middletown and the Dahlgren Chapel in Turner’s Gap on the South Mountain Battlefield. The group sponsors tours, special events, open houses, and lectures about its lands under easement, the South Mountain and Antietam Battlefields, and conservation issues. Web site: [www.cmhl.org](http://www.cmhl.org).

### **Frederick County Covered Bridge Preservation Society**

The Covered Bridge Preservation Society was formed in January 1993 in response to an arson fire that seriously damaged the Loy’s Station Covered Bridge, one of the three remaining covered bridges in Frederick County. The non-profit citizens’ group undertook a major advocacy role in negotiating with both the County Commissioners and the Maryland Historical Trust, which holds a preservation easement on the covered bridges, to ensure that the rebuilding of the Loy’s Station Bridge was done using the most authentic techniques while meeting public safety and easement requirements. The group was also actively involved in the restoration of the Roddy Road Covered Bridge when an oversized vehicle damaged it. Over the years since 1993, the three bridges have sustained damage from vehicular traffic and the Society remains involved with the County’s Highway Transportation Engineering Department to assist in repair when necessary. The Society is also interested in the preservation of the County’s iron and steel truss bridges of the late 19th and early 20th century.

### **Braddock Heights Historical Society**

The Braddock Heights Historical Society was organized in 2003 to collect the stories, memorabilia, and artifacts of the early 20th century summer resort village and to encourage appreciation of its past through sponsored lectures, tours, and other activities. Web site: [www.braddockhistory.org](http://www.braddockhistory.org).

### **Buckeystown Preservation Society**

This local citizens’ group was formed in 1992 to preserve the character of the Buckeystown area and

raise funds for community projects. The group is made up of local residents who want to heighten awareness of the past and to preserve the memory of past Buckeystown residents who made contributions to the town that resulted in its present character. An example of the Society's projects is the replacement of streetlights in the town in a compatible historic style rather than with modern fixtures. Buckeystown has a National Register historic district designated in 1982.

### **Catoctin Furnace Historical Society**

The Catoctin Furnace Historical Society owns the Collier Log House, a contributing structure in the Catoctin Furnace National Register Historic District. The Society is considering publication of a history of Catoctin Furnace.

### **Emmitsburg Business and Professional Association**

This organization sponsored the successful nomination of a National Register Historic District in Emmitsburg in 1992. Web site: [www.emmitsburg.net/ebpa/index.htm](http://www.emmitsburg.net/ebpa/index.htm).

### **Emmitsburg Historical Society**

The Emmitsburg Historical Society is now named the Greater Emmitsburg Historical Society and maintains an extensive web site with articles and current event listings in the Emmitsburg area. The mission of the Society is to document the detailed history of Emmitsburg and the surrounding area from the earliest settlers to the present time. The web site has a bulletin board where requests for information may be posted and categorized sections for contributed information, photos, maps, articles, genealogical information and other data. The Society's method is to be a "virtual historical society" linked through the web site rather than by regular meetings, lectures, and paper presentations. Web site: [www.emmitsburg.net](http://www.emmitsburg.net).

### **Middletown Valley Historical Society**

The Middletown Valley Historical Society is a non-profit organization whose purpose is the preservation of the cultural heritage of the Middletown Valley. Based in Middletown, the Society owns a historic building, the Doubs House, which contains meeting space, a research library, interpretive displays, and period furnishings. Its archives contain extensive genealogical records. The microfilm records of the Valley Register, a local newspaper that was published in Middletown in the 19th and 20th centuries are currently on loan to the Middletown Public Library. The Society also published *The Early History of Middletown* by George C. Rhoderick, Jr. in 1989.

### **Point of Rocks Community Historical Society (PORCHS)**

This society was formed in 2003 to promote interest in the community of Point of Rocks and the surrounding area, acquaint members with research sources in Frederick County, serve as a point of exchange of historical and genealogical information about the Point of Rocks area through meetings, programs, periodicals, and collections, promote the collection of Point of Rocks history and memorabilia, and to help schools, libraries, and other repositories acquire and maintain Point of Rocks history references and materials. Web site: [www.porchs.org](http://www.porchs.org).

### **South Mountain Heritage Society**

The South Mountain Heritage Society was founded about 1975 as the Burkittsville District Heritage Society. Its current name reflects broader interests in land conservation as well as historical research and appreciation. The Society is a non-profit organization that is dedicated to the collection, preservation, and dissemination of Burkittsville area cultural heritage. The primary focus is to present and preserve the history of Burkittsville through acquisition and preservation of historical objects and to offer aid in historical research. Its headquarters is the 1829 German Reformed Church in Burkittsville. Web site: [www.burkittsville-md.gov](http://www.burkittsville-md.gov). Go to Organizations.

### **Thurmont Center for Regional and Agricultural History**

Slated to open in 2007, the Thurmont Center for Regional and Agricultural History, located in the Thurmont Regional Library of Frederick County Public Libraries (FCPL), is a partnership between the Regional Library, the Maryland Room of FCPL's C. Burr Artz Public Library, and the Thurmont Historical Society. The focus of the Center is two-fold – to serve as a major repository for the history of northern Frederick County, including the library collection of the Thurmont Historical Society, and to be a center for documenting the agricultural history of Frederick County. Both primary and secondary sources will be actively collected on these and related topics.

### **Thurmont Historical Society**

The Thurmont Historical Society was organized in 1991 to gather documentation on the history of the town. The [Emmitsburg.net](http://Emmitsburg.net) site has a section dedicated to Thurmont history and articles. Visit: [www.emmitsburg.net](http://www.emmitsburg.net). Go to Member Sites and Thurmont Scrapbook.

### **Urbana Historical Society**

Local residents interested in gathering historical and genealogical information about Urbana and its surrounding rural areas formed the Urbana Historical Society in October 1992. The group has gathered oral histories, research papers, historical photographs of the area, genealogical information, memorabilia, and artifacts. The Society meets regularly in the Hampton School, a 1908 one-room schoolhouse in the Urbana vicinity.

### **Woodsboro Historical Society**

The Woodsboro Historical Society is dedicated to promoting a public understanding of the history and antiquities of Woodsboro and pursuing the collection and conservation of the records of the town's history. The Society acquired the Woodsboro Railroad Station and is rehabilitating the building to serve as a town museum. Web site: [www.woodsboro.org](http://www.woodsboro.org).

*“We will probably be judged not by the monuments we build but by those we have destroyed.”*

*New York Times editorial, 30 October 1963*



## CHAPTER FIVE

### GOALS AND OBJECTIVES

For the purposes of this Plan, and the Countywide Comprehensive Plan of which it is a part, goals are defined as the ultimate desirable ends toward which public programs and actions are directed. Objectives are the more specific and immediate ends towards which public programs and actions are directed. Objectives are more explicit than goals and, whenever possible, they are stated in terms of attainable conditions.

The following Goals and Objectives were in the first adopted Plan. Where appropriate, the list is annotated to show the status of certain Objectives, with the annotations shown in bold following the original statement. Those with no annotations are still valid, but no progress has been achieved as yet. New Objectives follow the original ones under each Goal and are in bold italics. Refer to Strategies for Implementation, Chapter 5, for more detailed information on current status.

#### GOAL 1:

Locate, designate, and then protect and maintain Frederick County's most important historic resources, archeological, and natural sites, districts, and cultural landscapes.

#### Objectives

1. Establish a permanent Frederick County Government function to oversee the location, designation, protection, and maintenance of Frederick County's significant historic, archeological, and cultural resources.

**A historic preservation planner was hired in 1996.**

2. Continue to improve the County's historic sites inventory and knowledge of historic and natural resources.

**The Maryland Inventory of Historic Properties (MIHP), jointly maintained by the County and the Maryland Historical Trust (MHT), consisted of about 600 numbered sites at the start of the grant-funded historic sites inventory project carried out from 1991 to 1994. Currently, the MIHP list contains 1275 numbered sites of all descriptions.**

3. Encourage the adoption of a Historic Preservation Ordinance in accordance with Article 66-B, Annotated Code of Maryland.

**The Board of County Commissioners adopted Ordinance No. 97-16-194, effective January 1, 1998, which established the Frederick County Historic Preservation Program. The Historic Preservation Commission was appointed and began meeting monthly in July 1998. The Frederick County Register of Historic Places was established by the same Ordinance and its first two listings occurred on October 5, 1999. The Register currently has eight individual properties. Frederick County became a Certified Local Government in 2001. (For more information on the Historic Preservation Commission and the Register, see Chapter 3.)**

4. Encourage nominations to the National Register of Historic Places and the Maryland Register of Historic Properties.

**The National Register list for Frederick County totaled 66 properties in 1991. The current total is 86. All properties listed in the National Register are concurrently listed in the Maryland Register of Historic Properties, the State's list of important historical resources. The Maryland Inventory, stated under Objective 2, is the basic listing of historic properties for the State, including all levels of significance or designation.**

5. Encourage the highest standards of maintenance and restoration of the exteriors of historic structures.

**The Historic Preservation Ordinance regulates only the exteriors of County Register properties. Because the Ordinance and the Interim Design Guidelines adopted by the Historic Preservation Commission meet the Federal and State standards for managing changes to designated historic properties, the owners of County Register properties are eligible to apply for the Maryland Heritage Preservation Tax Credit for approved rehabilitation of the properties.**

6. Encourage the restoration and preservation of the interiors of designated historic structures.

**County Register property owners may apply for the Maryland Heritage Preservation Tax Credit for interior work as well as exteriors, although the Historic Preservation Ordinance only governs the exterior changes.**

7. Preserve as much as possible the contexts (i.e. environmental setting) of designated historic sties, districts, landscapes, and natural features.

**County Register owners are encouraged to nominate their entire property, when the parcel is**

**historically linked to the site, to foster the appropriate management of the settings of the designated buildings and features with the guidance of the Interim Design Guidelines and the Historic Preservation Commission.**

8. Incorporate the preservation of important historic and archeological resources, historic burial sites and cemeteries into all planning and development processes.

**The Historic Preservation Planner brings attention to designated historic properties and potentially historic properties identified during the historic sites survey project in all development reviews, Planning Region updates, rezonings, agricultural land preservation applications, and annexations.**

9. Encourage the appropriate maintenance by the private sector of the historic and natural resources within Frederick County.

**The Historic Preservation Planner is a resource for the public for appropriate rehabilitation standards, guides, architectural style guides, and tax credit-approved methods for maintaining historic properties.**



Smith's Store and Residence

10. Demonstrate stewardship of historic and natural resources by identifying, evaluating, designating, and maintaining County-owned historic properties in appropriate ways.

**The George Markell House, a County property on the grounds of the Adult Detention Center, was nominated and listed in the National Register in 2002. The Daniel Snook Farm, located on the Utica District Park property, was documented for the Maryland Inventory and the existing bank barn on the property was restored in cooperation with the National Park Service's Historic Preservation Training Center. The County has occupied Winchester Hall, a contributing resource in the Frederick Town Historic District, since the early 1930's as its principal government office building.**

11. Encourage the exchange of information on historic resources and cooperation on protection and maintenance of properties in the incorporated municipalities.

**The Historic Preservation Planner regularly provides information and support to the County's municipalities through personal contact, newsletters, public meetings and hearings when appropriate, and public workshops.**

12. *Assess the effect of development on historic structures and archeological sites and adopt guidelines for documentation, incentive programs, and interpretive methods to raise awareness and appreciation of historic resources.*
13. *Adopt guidelines for archeological surveys as part of the development review process.*

## **GOAL 2**

Maintain the elements of the landscape that contribute to the attractiveness and historic character of the areas of concentrated development.

### **Objectives**

1. Encourage the retention of historically and/or architecturally significant structural and landscape features to provide visual relief and architectural diversity.
2. Retain existing buildings by facilitating their reuse in ways appropriate to their new environments.
3. Preserve historic structures, landscapes, and features when they help to define or maintain the sense of identity of new or existing communities.
4. Incorporate natural features, archeological sites, and existing cemeteries into new developments in ways that will insure their protection and enjoyment.
5. Encourage professional recordation of archeological sites if disruption is deemed unavoidable.

## **GOAL 3**

Retain as a working group those elements of the County's farm landscape that contribute to the aesthetics, historic character, and economy of agricultural areas.

### **Objectives**

1. Encourage the retention and rehabilitation of existing housing in rural and agricultural areas to provide for housing options in those areas.
2. Encourage the appropriate adaptive reuse of historic outbuildings.
3. Conserve the historic setting and natural features associated with historic structural resources.

## **GOAL 4**

Maintain the historic character of the County's rural towns and villages.

### **Objectives**

1. Help to define communities and provide or maintain a sense of identity by preserving historic structures, landscapes, and features.
2. Encourage the maintenance, rehabilitation, and appropriate adaptive reuse of historic structures in the community.

3. Revitalize, maintain, and allow for the limited compatible expansion of the traditional commercial core of the community.
4. Design and place new construction in historic communities that is compatible with existing structures and contributes to the historic character of the community.
5. Provide for the transition between the historic community center and surrounding new development through the use of open space, landscaping, and other compatible means and uses.
6. Encourage the preservation and maintenance of rural and scenic roads in ways that retain their historic character.

**The Historic National Road National Scenic Byway, designated in June 2002, and the Catoctin Mountain Scenic Byway, listed in 2005, were nominated in part because of their rich scenic viewsheds and cultural landscapes visible from the roads. The Friends of Rural Roads, a citizens' organization, was formed in 2003 to advocate the preservation of roads that qualify for the County's Rural Roads program under the Division of Public Works, encouraging the protection of scenic and historic elements of the rural landscape.**

7. Improve vehicular and pedestrian access routes to the historic community center from surrounding new development without compromising the historic character of the community.

## **GOAL 5**

Improve the economy of Frederick County by encouraging expenditures for restoration work adaptively reusing buildings to improve local economies, and promoting tourism related to historic resources.

### **Objectives**

1. Protect the value of properties and communities by working to prevent demolition by neglect and the deterioration of historical structures and their context.
2. Encourage continued quality workmanship in skilled and specialized rehabilitation fields.
3. Encourage the appropriate adaptive reuse of historic structures to conserve construction materials and reduce disposal expenditures.
4. Promote tourism associated with historic buildings, structures, sites, objects, and districts.

**The County is a partner with Carroll and Washington Counties in the Heart of the Civil War Certified Heritage Area under the Maryland Heritage Areas Program. The Board of County Commissioners endorsed the designation of the Catoctin Mountain National Scenic Byway and the Historic National Road in the Federal Highway Administration's America's Byways program. Staff members of the Planning Division participate in the advisory boards of both Scenic Byways and the Heritage Area.**

5. Revitalize and/or maintain historic commercial and industrial areas.

6. Design and locate the placement of utilities, public works, and infrastructure to be compatible with historic areas and structures.
7. Examine regulations to add incentives for rehabilitation and retention of historic character.

## **GOAL 6**

Foster public education and greater appreciation and understanding of historic and archeological resources, and public support for preservation in Frederick County.

### **Objectives**

1. Publish a historic sites inventory book on the historic resources of the County to update and expand the existing historic sites inventory.
2. Provide opportunities for education and appreciation of historic and archeological resources.
3. Encourage the study of the history of Frederick County and its architectural and historical resources.

**One or more professional archeologists have served successive or concurrent terms as commissioners since the appointment of the Historic Preservation Commission in 1998.**

4. Encourage the preservation and study of the archeological resources of Frederick County.
5. Assist historical societies and museums in Frederick County in their public education and preservation efforts.
6. Promote the dissemination of technical information that could assist property owners in their research and restoration efforts.
7. Provide resources to schools to enhance historical education curricula.

*“These old buildings do not belong to us only, they belong to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our own property to do as we like with them. We are only trustees for those that come after us.”*

*William Morris, Oxford, England 1876*



## CHAPTER SIX

### STRATEGIES FOR IMPLEMENTATION

Implementation strategies are the *tools* by which the Goals and Objectives of the Historic Preservation Plan are to be put into action. Some of the Strategies that follow are already in effect in various ways; for example, the Board of County Commissioners passed Ordinance No. 97-16-194, which established the Frederick County Register of Historic Places, and a Historic Preservation Planner position was created in 1996. The work of the Historic Preservation Commission since its establishment has addressed some of the strategies. See Chapter 3 for more information. New strategies are in ***bold italics***. Status updates for the original Plan strategies are in **bold**.

#### Strategies

1. Develop or modify County Administrative and legislative procedures to recognize, protect, and promote the unique historic resources of Frederick County.

**In addition to the Historic Preservation Ordinance, Sec.1-19-306 of the Zoning Ordinance was modified by text amendment in 2000 to provide more potential uses of historic structures under the Special Exception and monitoring of changes to such structures through the Historic Preservation Commission.**

2. ***Develop processes and guidelines for development proposals to ensure that evaluation of potentially historic above-ground and archeological resources, preservation of historic resources where possible, and documentation is part of the requirement for approval. When appropriate, require public interpretation in the form of kiosks, panels, brochures, or museum displays.***
3. Develop a package of financial incentives (tax policies, development policies, loans and grants) for citizens and commercial interests to encourage the protection and promotion of historic resources.

In 2000, the Maryland Historical Trust certified the County Register of Historic Places for eligibility for the Maryland State Heritage Preservation Tax Credits. The Heart of the Civil War Certified Heritage Area, which includes most municipalities and a large part of the unincorporated area of the County, also qualifies certain property owners for grants for a variety of preservation and tourism-related purposes through the Maryland Heritage Areas Program.

4. Encourage greater use of local, State, and Federal programs that protect and enhance historic resources by citizens, governments, and commercial interests through a formalized educational program.
5. Establish a Frederick County-administered Register of Historic Places to recognize, protect, and encourage preservation of historic and archeological sites, structures, districts, and cultural landscapes.

**See Chapter 3 and Appendix 1.**

6. Develop incentives such as plaques, awards, and certificates to encourage property owners to list their properties on the County Register.
7. ***Consider deletion of language in Historic Preservation Ordinance requiring owner approval for designation.***
8. Provide technical assistance in the following areas to owners and potential purchasers of historic properties:

Historical: Provide documentation or resources to trace the history of a structure or site.

Architectural: Provide information relating to the restoration, rehabilitation, or adaptive reuse of the historic site.

Archeological: Provide information on the presence of archeological sites and any State or Federal compliance requirements to property owners and developers.

The Historic Preservation Commission, in partnership with the Frederick County Association of Realtors and Frederick Community College, began offering in 2005 a training course for realtors, providing information about historic properties, leading, upon satisfactory completion, to a Certified in Historic Maryland Properties qualification.

9. ***Complete and maintain the Inventory of Historic Properties for Frederick County; updating survey entries when necessary with new information, including post-1945 structures in the survey; developing historic property maps for use in planning/review processes and for educational purposes.***
10. Publish a historic sites inventory book to update and expand the existing historic sites inventory, pursuing funding through State grants with a partnership of County government and local non-profit

organizations.

11. Pursue and encourage the nomination of eligible County-owned properties to the National Register of Historic Places ***and the County Register.***

**The George Markell House, located on the Adult Detention Center property, was listed in the National Register in 2002.**

12. Apply for Certified Local Government status to provide access to Federal funds earmarked for those governments and to involve County government in the review and approval process for National Register of Historic Places nominations.

**Frederick County was designated a Certified Local Government in 2001. Since achieving the designation, the Historic Preservation Commission and the Board of County Commissioners have reviewed and recommended 9 National Register nominations in the unincorporated area of the County.**

13. Develop agreements, procedures, and lines of communications between the County and other local governments to promote a coordinated effort to protect and enhance historic resources.
14. Encourage the adoption of legislation sympathetic to historic preservation at the municipal level.
15. Work jointly with community organizations regarding various aspects of preservation planning.
16. Develop agreements, procedures, and lines of communication among County government agencies to promote a coordinated effort to protect and enhance historic resources.

- 17. *Incorporate archeological surveys in the planning process for any development on all County-owned land.***

18. Provide a fully qualified Frederick County staff historic preservationist to carry out these responsibilities.

**A historic preservation planner was hired in 1996.**





## APPENDIX

<b>1A</b>	HISTORIC PRESERVATION ORDINANCE FOR FREDERICK COUNTY	<b>69</b>
<b>1B</b>	FREDERICK COUNTY REGISTER OF HISTORIC PLACES NOMINATION FORM	<b>83</b>
<b>1C</b>	FREDERICK COUNTY REGISTER OF HISTORIC PLACES NOMINATION FORM INSTRUCTIONS	<b>87</b>
<b>1D</b>	FREDERICK COUNTY REGISTER OF HISTORIC PLACES PROCEDURE FOR LISTING PROPERTY	<b>91</b>
<b>1E</b>	CERTIFICATE OF APPROPRIATENESS APPLICATION	<b>93</b>
<b>1F</b>	FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION INTERIM DESIGN GUIDELINES	<b>97</b>
<b>1G</b>	FREDERICK COUNTY REGISTER OF HISTORIC PLACES	<b>111</b>
<b>2</b>	NATIONAL REGISTER OF HISTORIC PLACES - FREDERICK COUNTY	<b>115</b>
<b>3</b>	HISTORICAL LISTS AND DESIGNATIONS: WHAT DO THEY MEAN?	<b>125</b>
<b>4</b>	FINANCIAL INCENTIVES AND TAX BENEFITS OF NATIONAL AND COUNTY REGISTER LISTINGS	<b>127</b>
<b>5</b>	GLOSSARY	<b>129</b>
<b>6</b>	BIBLIOGRAPHY AND WEB RESOURCES	<b>131</b>



## APPENDIX 1-A

### HISTORIC PRESERVATION ORDINANCE FOR FREDERICK COUNTY

1. Authority.

The Commissioners of Frederick County, Maryland, derive authority for this ordinance by virtue of its conformance with provisions of the State of Maryland Enabling Act for Historic Area Zoning (Article 66B, Section 8.01-8.17, Annotated Code of Maryland, as amended).

2. Purpose.

A. The preservation of sites, structures, and districts of historical, archeological, or architectural significance together with their appurtenances and environmental settings is a public purpose in the County.

B. It is the further purpose of this article to:

- (1) Safeguard the heritage of the County by preserving sites, structures, or districts which reflect elements of the county's cultural, social, economic, political, architectural, or archaeological history;
- (2) Stabilize and improve property values of such sites, structures, or districts;
- (3) Foster civic beauty;
- (4) Strengthen the economy of the County;
- (5) Preserve and enhance quality of life;
- (6) Promote the preservation and appreciation of the sites, structures, and districts for the education and welfare of the residents of the County;
- (7) Develop an awareness among property owners of the value of preserving, protecting, and restoring areas of historical, archaeological, or architectural significance; and
- (8) Enable the County to identify and officially designate sites, structures, and districts of historical, archaeological, or architectural importance to the County in order to make such sites, structures, and districts

eligible for specific benefits that may be available from various local, state, or federal programs.

### 3. Definitions.

For the purposes of the Historic Preservation Ordinance, the following words and phrases shall have the meanings respectively ascribed to them:

A. "Alteration" shall mean any exterior change that would affect the historic, archeological, or architectural significance of a designated site or structure, any portion of which is visible or intended to be visible from a public way, including, but not limited to, construction, reconstruction, moving, or demolition.

B. "Appurtenances and environmental settings" shall mean all that space of grounds and structures thereon which surrounds a designated site or structure and to which it relates physically or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), trees, landscaping, pastures, croplands, waterways, open space, setbacks, parks, public spaces, and rocks.

C. "Certificate of Appropriateness" shall mean a certificate issued by the Historic Preservation Commission indicating its approval of plans for construction, alteration, reconstruction, moving, or demolition of an individually designated landmark, site, or structure or of a site or structure within a designated preservation district.

D. "Demolition by neglect" shall mean any willful neglect in the maintenance and repair of an individually designated landmark, site, or structure, or a site or structure within a designated preservation district, that does not result from an owner's financial inability to maintain and repair such landmark, site, or structure, and which results in any of the following conditions:

1. The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, so as to create or permit a hazardous or unsafe condition to exist, as determined by the current Building Code of Frederick County; or
2. The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, the lack of adequate waterproofing, or the deterioration of interior features which will or could result in permanent damage, injury, or loss of or loss to foundations, exterior walls, roofs, chimneys, doors, or windows.

E. "Preservation District" shall mean a significant concentration, linkage, or continuity of sites, structures, or objects united historically, architecturally, archeologically, or culturally by plan or physical development. A preservation district shall include all property within its boundaries as defined and designated by the County Commissioners.

F. "Exterior features" shall mean the architectural style, design, and general arrangement of the exterior of an historic structure, including the nature and texture of building material, and the type and style of all windows, doors, light fixtures, signs, or similar items found on or related to the exterior of an historic structure.

G. "Landmark" shall mean any designated site or structure outside the boundaries of a preservation district that is of exceptional historic, archeological, or architectural significance.

H. "Reconstruction" shall mean the process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time.

I. "Rehabilitation" shall mean the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

J. "Renovation" - see "Rehabilitation".

K. "Resource" shall mean any building, structure, site, or object that is part of or constitutes an historic property.

L. "Restoration" shall mean the process of accurately recovering the form and details of a property as it appeared at a specific period of time by means of removal of later work and the replacement of work missing from that period.

M. "Site" shall mean the location of an event of historic significance or a structure, whether standing or ruined, which possesses historic, architectural, archeological, or cultural significance.

N. "Structure" shall mean a combination of material to form a construction that is stable, including but not limited to buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, bridges, piers, paving, bulkheads, wharves, sheds, coal bins, shelters, fences, and display signs visible or intended to be visible from a public way.

The term "structure" shall be construed as if followed by the words, "or part thereof."

4. Historic Preservation Commission.

A. Historic Preservation Commission. The County hereby creates a commission to be called the Frederick County Historic Preservation Commission.

B. Membership. The Historic Preservation Commission shall consist of eleven (11) full members appointed by the County Commissioners. Two (2) alternate members shall also be appointed by the County Commissioners. The alternate members shall vote on matters before the Historic Preservation Commission in the absence of any full members in accordance with the Commission's Rules of Procedure. All members of the Commission shall be residents and/or property owners of the County of Frederick. All members shall possess a demonstrated special interest, specific knowledge, or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design, or related disciplines.

At least two (2) members of the Commission shall possess professional or academic training in one or more of the above-listed fields in accordance with the minimum professional requirements of the United States Department of the Interior for certifying local governments under 36 C.F.R. Part 61. A good-faith effort to locate and appoint such professionals will be made and documentation as to how this effort was accomplished shall be retained by the County.

Not more than five of the Commission members shall be selected from nominations submitted by the County Chamber of Commerce, the County Builders Association, the County Bar Association, the County Board of Realtors, the Farm Bureau and the Pomona Grange #11. These organizations shall have the right not to submit nominations, in which case the Board of County Commissioners shall select members as necessary to meet the other requirements in Section 4. The County Commissioners may consult other private societies or agencies to request the names of possible members on the Commission. Geographic diversity within the County shall be a goal.

C. Commission Membership Qualification Criteria. The requirement for Commission membership under the category of demonstrated special interest may be satisfied by formal training in one or more of the fields listed in paragraph B. The requirement for membership under the category of specific knowledge may be satisfied by formal post secondary education, employment or practical experience in one or more of the above-listed fields. The requirement for Commission membership under the category of professional or academic train-

ing may be satisfied by, at minimum, two years experience as a professional or a Bachelor's degree in one or more of the above-listed fields.

D. Terms. Commission members and alternates shall be appointed for terms of three (3) years, except that the terms of the initial appointments shall be staggered so that four (4) members shall serve terms of three (3) years, four (4) members shall serve terms of two (2) years, and three (3) members shall serve terms of one (1) year, and one alternate shall serve for three (3) years and the second alternate shall serve for two (2) years, so that not more than five (5) appointments shall expire in a given year. Commission members may be reappointed.

E. Commission Officers. The Commission shall elect, from its membership, a Chairperson and Vice Chairperson. The Chairperson and Vice Chairperson shall serve for one (1) year terms and shall be eligible for reelection.

F. Vacancy. Any vacancy in the membership of the Commission caused by the expiration of a term, resignation, death, incapacity to discharge duties, removal for cause, or any other reason, shall be filled for a new term, or for the remainder of the term for which there is a vacancy, as the case may be, in the same manner as provided herein for the appointment of the initial members of the Commission. Any vacancy on the Commission shall be filled by the appointing authority within sixty (60) days. In the case of expiration of term, a member may continue to serve until the member's successor is appointed. Unexcused absence at three (3) consecutive meetings shall constitute resignation by the member and shall create a vacancy.

G. Removal for Cause. A member may be removed from the Commission for cause, upon written charges, and after a public hearing, by the County Commissioners.

H. Compensation. Commission members shall serve with the compensation that the Board of County Commissioners deems appropriate, as the Board provides in the annual budget.

I. Meetings. The Commission shall hold such regular meetings and hearings as necessary to discharge its duties.

L. Staff. Consistent with the County's policies and procedures, employees may be assigned to the Commission, and such services and facilities shall be made available as the County deems necessary or appropriate for the proper performance of its duties.

5. Powers and Duties.

A. As part of its powers and duties, the Historic Preservation Commission:

- (1) Shall adopt rules for the organization and conduct of meetings;
- (2) Shall act upon all applications for Certificates of Appropriateness;
- (3) Shall maintain and update the Maryland Inventory of Historic Properties for Frederick County;
- (4) Shall review all petitions for designation to the Frederick County Register of Historic Places and submit recommendations to the Board of County Commissioners;
- (5) For areas which are located within a designated Historic Site, Structure, or District, or which have preservation easements, the Commission shall review any application for a zoning text or map amendment, conditional use, variance, site plan or subdivision approval, and any legislation or other proposals, including preparation and amendment of master plans, and may make recommendations thereon to the appropriate authorities;
- (6) Shall have the right to accept and use gifts and services for the exercise of its functions which are given to the Board of County Commissioners specifically for use by the Historic Preservation Commission;
- (7) Shall adopt rehabilitation and new construction design guidelines and criteria for construction, alteration, reconstruction, repair, moving and demolition of property in designated districts or individually designated sites or landmarks which are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. Guidelines may include design characteristics intended to meet the needs of particular types of sites, structures, and districts, and may identify categories of changes that do not require review by the Commission because they are minimal in nature and do not affect historic, archaeological, or architectural significance. These design guidelines shall be used in the Historic Preservations Commission's review of applications for Certificates of Appropriateness;
- (8) May, at the request of an owner or applicant, offer consultation with respect to changes to interior features; and

(9) Shall review and recommend for action by the Board of County Commissioners the acquisition of historic preservation easements on designated landmarks, structures, or sites and, when deemed appropriate by the Commission, sites or structures located in, or adjacent to, a designated district, consistent with the County's ordinances, resolutions, local public law, policies and procedures.

B. In addition, the Historic Preservation Commission shall have all the powers and authority enumerated in the Annotated Code of Maryland, Article 66B, Sections 8.01-8.17., as presently codified and as may be amended from time to time.

6. Designation.

A. Designation. The County Commissioners of Frederick County may designate boundaries for landmarks, sites, structures, or districts of historic, archeological, or architectural significance after a public hearing thereon, consistent with adopted criteria for such designation.

B. Criteria for designation. In considering any property for designation to the Frederick County Register of Historic Places, the reviewing agencies, boards, or commissions shall consider the following criteria:

(1) Historic, Archaeological, and Cultural Significance

a. The property has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, state, or nation;

b. The property is the site of an historic event;

c. The property is identified with a person or group of persons who influenced society; or

d. The property exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

(2) Architectural and Design Significance

a. The property embodies the distinctive characteristics of a type, period, or method of construction or architecture;

b. The property represents the work of a master craftsman, architect, or builder;

- c. The property possesses significant artistic value;
- d. The property represents a significant and distinguishable entity whose components may lack individual distinction;
- e. The property represents an established and familiar visual feature of the neighborhood, community, or County, due to its singular physical characteristics, landscape, or historical event; or
- f. The property is a rare example of a particular period, style, material, or construction technique.

C. Procedure for Petitioning for Designation.

- (1) Petitions for designation or expansion shall be filed with, and on forms provided by, the Frederick County Planning Department.
- (2) The Planning Department shall refer the petition to the Historic Preservation Commission to determine if the property contained in the petition meets the requirements for historic designation. The Planning Department shall also notify other appropriate agencies for comment.
- (3) A petition for a proposed individual site shall be filed by, or with the written consent of, the legal owner of such site.
- (4) A petition for a proposed historic district shall be filed by a legal owner or owners of property within the district.
- (5) The Historic Preservation Commission, in a public meeting, shall determine if the property contained in the petition meets the requirements for historic designation as set forth in this section. If the requirements are so met, the Historic Preservation Commission shall recommend historic designation to the Board of County Commissioners. Legal property owners within a proposed historic district shall be notified of the nomination by certified mailing.

The recommendation for an historic district shall proceed to the County Commissioners if, within sixty (60) days of the Historic Preservation Commission finding, concurrence is obtained from both:

- a. Owners of at least fifty-one percent (51%) of the assessed valuation of the real property located within the proposed historic district; and

- b. At least fifty-one percent (51%) of the owners of the real property located within the proposed historic district.

In determining the owner(s) of real property for purposes of this section:

- a. multiple owners of a single parcel are treated as one owner; and,
- b. A single owner of multiple parcels is treated as one owner.

(6) Areas of Special Merit: If a property or district within Frederick County shall be deemed by the Historic Preservation Commission to possess unusual and special historic value to the citizens of Frederick County, the Historic Preservation Commission may initiate a petition for historic designation. In this instance, the petition shall first be sent to the Maryland State Historic Preservation Officer for his or her concurrence that said property has unusual and special historic value. If the Maryland State Historic Preservation Officer does concur with the Historic Preservation Commission, then the petition shall proceed to the County Commissioners. A petition for designation of an Area of Special Merit shall require a favorable vote of the County Commissioners and the concurrence of the property owner(s) in the proposed area of special merit to receive historic designation.

D. Limitations on Filing of Petitions. If the Board of County Commissioners declines to designate a property proposed for designation, the identical petition for designation may not be re-filed within one (1) year of the final decision by the County Commissioners. If the Board of County Commissioners declines to expand the boundary of a previously designated historic property, a petition for expansion which is identical to the rejected petition may not be re-filed within one (1) year of the final decision by the County Commissioners.

## 7. Application for Certificate of Appropriateness and Commission Review.

A. Application for Certificate of Appropriateness. Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within a designated district, if an exterior change is involved which would affect the historic, archeological, or architectural significance of a designated landmark, site, or structure, or structure within a designated district, the person, individual, firm, or corporation proposing to make the construction or change shall file an application for a Certificate of Appropriateness with the Commission for permission to construct, alter, reconstruct, move, or demolish the landmark, site, or structure. Every application

shall be referred to and considered by the Commission and accepted or rejected by the Commission. An application which is identical to a rejected application may not be resubmitted within a period of one year after the rejection. No Certificate of Appropriateness shall be granted until the Commission has acted thereon as hereinafter provided.

B. Application Review.

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.
- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.
- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.
- (5) (i) If an application is submitted for construction, reconstruction, or alteration affecting a site or the exterior of a structure or for the moving or demolition of a structure, the preservation of which the Commission considers to be of unusual importance to Frederick County or of unusual importance to the State or the nation, the Commission shall attempt to formulate an economically feasible plan with the owner(s) of the site or structure for the preservation of the site or structure. Unless the Commission is satisfied that the proposed construction, alteration, or reconstruction will not ma-

terially impair the historic, archeological, or architectural significance of the site or structure, the Commission shall reject the application, filing a copy of its rejection with the Department of Permits and Inspections, where required.

(ii) If an application is submitted for construction, reconstruction, or alteration, or for the moving or demolition of a site or structure that the Commission considers to be of unusual importance and no economically feasible plan can be formulated, the Commission shall have ninety (90) days, from the time it concludes that no economically feasible plan can be formulated, to negotiate with the owner and other parties in an effort to find a means of preserving the site or structure.

In the case of a site or structure considered to be valuable for its historic, archeological, or architectural significance, the Commission shall approve the proposed construction, reconstruction, alteration, moving, or demolition despite the provisions of Section 7 (B)(5) of this Article if:

- a. The site or structure is a deterrent to a major improvement program which will be of substantial benefit to the County;
- b. Retention of the site or structure would cause undue financial hardship to the owner; or
- c. Retention of the site or structure would not be in the best interests of a majority of persons in the County.

C. Commission Decision. The Commission shall file with the Department of Permits and Inspections a certificate documenting its approval, modification, or rejection of each application and plans submitted to the Commission for review. Work shall not be commenced and no building permit shall be issued on any project until notification of approval of a Certificate of Appropriateness has been received by the Department of Permits and Inspections from the Commission. The failure of the Commission to act upon a completed application within forty-five (45) days from the date the completed application was filed shall be deemed to constitute automatic approval of the proposed changes unless an extension of this forty-five (45) day period is agreed upon mutually by the applicant and the Commission or the application has been withdrawn.

D. Routine Maintenance. Nothing in this Article shall be taken or construed to prevent maintenance that will have no material effect on the exterior fabric or features of a designated landmark, site, structure, or district, or to prevent customary farming operations or landscaping that will have no material effect on the historic, archeological, or architectural significance of a designated landmark, site, structure, or district.

8. Demolition by Neglect.

A. In the event of demolition by neglect, the Commission may request the Department of Permits and Inspections to notify, in writing, the property owner of record as reflected on the tax rolls of Frederick County, and the occupant or other person responsible for the maintenance of the property, of the deterioration. The notice shall specify the minimum items of repair or maintenance necessary to correct the deterioration or prevent further deterioration.

B. Prior to the issuance of a written notice, the Commission may request the Department of Permits and Inspections to establish a record of demolition by neglect. Such a record may include dated materials such as photographs and written reports of the condition of the property so as to record or measure the deterioration.

C. The notice shall provide that corrective action shall commence within thirty (30) days of the receipt of said notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the property, or any person of record with any right, title, or interest therein, may, within ten (10) days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in the notice. In the event a public hearing is requested, it shall be held by the Commission upon thirty (30) days written notice being mailed to all persons of record with any right, title, or interest in the property and to all citizens and organizations which the Commission determines may have an interest in the proceedings.

D. If, after the public hearing, the Commission determines that the corrective actions remain necessary, the Commission may request Department of Permits and Inspections corrective action to comply with the notice within thirty (30) days of the date of the Commission's determination.

E. Upon failure, neglect, or refusal of the property owner or other responsible person, duly notified, to take the corrective action specified in the notice within the time required, the Commission may request that the Department of Permits and Inspections institute any of the remedies and penalties provided by law for such violations.

9. Maryland Historical Trust.

The Commission may designate the Maryland Historical Trust to make an analysis of and report recommending the preservation of sites, structures, or districts of historic, archeological, architectural, or cultural significance within the County. The report may include proposed boundaries of sites, structures, or districts, as well as recommendations for the identification and designation of particular sites, structures, or districts to be preserved.

10. Appeals.

In the event that any party is aggrieved by a decision of the Commission or the Board of County Commissioners, the party has the right of appeal to the Circuit Court in accordance with the Maryland Rules of Procedure 7-201 and following and in accordance with the provisions of Maryland Annotated Code, Article 66B.

11. Violations.

A. Any person, firm, or corporation, or agent of such, who violates a provision of this ordinance by willfully performing or allowing to be performed any construction, alteration, moving, demolition (including demolition by neglect) or repair of any structure within a historic district without first obtaining a Certificate of Appropriateness (as required), failing to comply with any final notice issued pursuant to this subtitle, or disobeying or disregarding a decision of the Historic Preservation Commission, may be liable for a civil monetary fine of one hundred dollars (\$100.00), and each day's violation of the provision hereof shall constitute a separate offense.

B. In addition to other remedies and penalties, where there is any violation of this ordinance, the Department of Permits and Inspections, the Historic Preservation Commission, and the Zoning Administrator shall institute appropriate action, where applicable, to prevent, enjoin, abate or remove such violations.

12. Changes and Amendments.

The Historic Preservation Commission will review this ordinance every five (5) years to ensure that its provisions meet the current needs of Frederick County. In addition, this ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the Board of County Commissioners. Any person or officer, department, board, commission or bureau of the County may

petition for such change or amendment; however, no such change or amendment shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fourteen (14) days notice of the time and place of such hearing shall be published in a newspaper of general circulation in the County. The Board of County Commissioners shall, prior to any public hearing, refer all proposed changes and amendments to this ordinance to the Historic Preservation Commission for report and recommendations.

13. Severability.

If any provision of this article or the application thereof to any person or circumstances is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this article which can be given effect without the invalid provision or application, and to this end, all the provisions of this article are hereby declared to be severable.

14. Applicability.

The provisions of this Chapter shall apply to all unincorporated lands within the territorial limits of the County.

## APPENDIX 1-B

### FREDERICK COUNTY REGISTER OF HISTORIC PLACES NOMINATION FORM

FOR OFFICE USE ONLY	
APPLICATION NO. _____	HPC HEARING DATE _____
DATE RECEIVED AND ACCEPTED _____	BOCC HEARING DATE _____
PLANNING REGION _____	<input type="checkbox"/> Listed <input type="checkbox"/> Returned for Info <input type="checkbox"/> Denied
DATE OF POSTING _____	

Please refer to separate detailed instructions for completing this form.

#### Definitions

"Property" refers to the entire geographic area being nominated. It may be an individual building, site, structure, or object; or it may be a district or a landscape consisting of numerous buildings, sites, structures, or objects. For example, a farmstead consisting of a main dwelling, outbuildings, barns, sheds, fences, and agricultural fields is a property that is a district. A town or neighborhood consisting of several types of structures with different owners is also a property that is a district.

Nomination Information Please print or type

1. Name of property: \_\_\_\_\_

\_\_\_\_\_

2. Address of property: \_\_\_\_\_

\_\_\_\_\_

3. Tax Map and Parcel Number: \_\_\_\_\_

For districts or landscapes on more than one parcel, attach a list on a separate sheet and enter "see attached list" above.

4. Name, address, and phone number of all property owners of record:  
(Attach a list on a separate sheet, if necessary.)

5. Description of property boundaries

\_\_\_\_\_

6. Attach a map showing the boundaries and location of the property.
7. Please provide photographs or slides showing the important structures or features of the property.
8. A. Is this property, or any part of it, listed in the Frederick County Inventory of Historic Properties? \_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, enter the name under which it is listed and the Inventory number:

---

- B. Is this property, or any part of it, already listed on or nominated to the Frederick County Register of Historic Places? \_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, enter the name under which it was nominated or listed, date of nomination or listing, street address or Tax Map and Parcel Number, and name, address, and phone number of property owner(s).

---

- C. Is this property, or any part of it, listed on or nominated to the Maryland Register of Historic Places? \_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, enter the name under which it was nominated or listed, street address or Tax Map and Parcel Number, and name, address, and phone number of property owner(s).

---

- D. Is this property, or any part of it, listed on or nominated to the National Register of Historic Places? \_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, enter the name under which it was nominated or listed, street address or Tax Map and Parcel Number, and name, address, and phone number of property owner(s).

- E. Is this property, or any part of it, protected under a preservation easement to any historical organization or agency? \_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, enter the name, address, and phone number of the easement holder and the name of a contact person.

---

9. Please indicate which of the following criteria apply to the property. Check all that apply.

- A. Historic, archeological, and cultural significance:

- ☐ The property has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.
- ☐ The property is the site of an historic event.
- ☐ The property is identified with a person or group of persons who influenced society.
- ☐ The property exemplifies the cultural, economic, social, political, or historic heritage of the county and its communities.

B. Architectural and design significance:

- ☐ The property embodies the distinctive characteristics of a type, period, or method of construction or architecture.
- ☐ The property represents the work of a master craftsman, architect, or builder.
- ☐ The property possesses significant artistic value.
- ☐ The property represents a significant and distinguishable entity whose components may lack individual distinction.
- ☐ The property represents an established and familiar visual feature of the neighborhood, community, or county, due to its singular physical characteristics, landscape, or historical event.
- ☐ The property is a rare example of a particular period, style, material, or construction technique.

10. Attach a statement describing the property, its historical significance, and the reasons why it should be designated to the Frederick County Register of Historic Places. At the end of the statement, please list your sources of information, including bibliographic references.

11. Signatures of owner(s) of record consenting to this nomination.

If there are more than two owners, please attach a separate sheet referencing Item 11 and provide the information indicated. If this is a district nomination involving several parcels and owners, please see detailed instructions.

A. \_\_\_\_\_ Printed Name  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Date

B. \_\_\_\_\_ Printed Name



## APPENDIX 1-C

### INSTRUCTIONS FOR COMPLETING THE NOMINATION FORM FREDERICK COUNTY REGISTER OF HISTORIC PLACES

1. **NAME OF PROPERTY** Enter the historic name or the common name of the property, indicating which in parentheses after the name. Applicants may consult the Historic Preservation Planner to determine an appropriate name, if desired.

2. **ADDRESS OF PROPERTY**

A. Individual structures: Enter the house number and the name of the street and the name of the unincorporated town or village, if applicable.

Examples: 123 East Main Street, Johnsville or  
11233 Green Valley Road, Johnsville vicinity.

Do not enter the mailing address.

B. If the property has no street address, enter as precise a description of the location as possible.

Examples: "Northwest corner of Glissans Mill Road and Dollyhyde Road" or  
"500 feet north of Blacks Mill Road at the end of a gravel driveway, the entrance to which is 1/4 mile east of Layman Road".

C. For districts or landscapes, enter as precise a description as possible of the area being nominated.

Examples: "2-220 E. Main St.; 1-229 W. Main St.; 330-400 Prospect Ave., Sabillasville" or  
"Bounded by Mt. Tabor Road, Old Hagerstown Road, Middle Branch of Catoctin Creek, and MD Route 40A, Middletown vicinity."

3. **TAX MAPS AND PARCEL NUMBERS** These may be identified in the State Department of Assessments & Taxation or the County Planning and Zoning Department, both located on the second floor of Winchester Hall, 12 E. Church St., Frederick, or the Frederick County Court House, Land Records Room, 100 W. Patrick St., Frederick.

4. **PROPERTY OWNER(S)** All property owners, including husbands and wives if named separately in the property title and any owners not residing in Frederick County, should be listed. When nominating districts or landscapes consisting of several parcels, Items 2, 3, and 4 should be combined in a single list.

5. **DESCRIPTION OF PROPERTY BOUNDARIES**

A. Boundaries may be described in terms of:

- Legally recorded lot or parcel lines;
- Manmade or topographical features such as fence lines, hedgerows, tree lines, roads, rivers, streams, ridge lines, etc.

B. Buildings, structures, objects, sites (including archeological sites) or natural features:

- Select boundaries that encompass the resource and its immediate surroundings. For resources located on large rural parcels, the boundaries should reflect the property's historic setting and convey its historic significance.
- For individual properties on small lots in villages or subdivisions, the boundaries should be based on the legally recorded lot lines.

C. Districts and landscapes: Select boundaries that encompass the significant concentration of buildings, structures, objects, sites, and natural features, and that reflect the property's historic setting.

6. **MAP**

A. Individual properties:

- The preferred base map is an 8½ x 11 photocopy of the appropriate section of a U.S. Geological Survey quadrangle map with the location of the property circled or the boundaries drawn with a dark line. The quadrangle map name and the name of the nominated property should be labeled on the map.
- If the property contains a number of buildings, structures, sites, objects, or sites, such as in a farmstead, a sketch map illustrating the approximate locations of the resources should be provided, in addition to the quadrangle map. The sketch map does not need to be drawn to scale, but it should be proportional and should include the name of the nominated property and a north arrow.

B. Districts and landscapes: For districts in an unincorporated town or village, a tax map showing the parcel outlines may be the most logical base map. The street addresses should be added for each parcel, if legible, or attached as a list (see Item 4 above). If a tax map is not legible or does not provide an accurate representation of the nominated district or landscape, a sketch map showing the relationship of the resources with the existing roads, lanes, alleys, paths, fences, hedgerows, tree lines, and open space should also be provided.

7. **PHOTOGRAPHS** Black and white or color prints or color slides are acceptable. The number of views depends on the complexity and size of the property. Please discuss photographic coverage with the Historic Preservation Planner prior to taking photos.

8. **DESIGNATION STATUS** This information is available in the historic sites files of the Planning and Zoning Department. The Inventory of Historic Properties and the National Register of Historic Places lists are also in the appendices to the Frederick County Historic Preservation Plan. Easement information is part of the legal property information at the County Courthouse. The Planning and Zoning Department also has a list of easements held by the Maryland Historical Trust.

9. **CRITERIA FOR SIGNIFICANCE** Applicants should discuss the criteria with the County Historic Preservation Planner prior to completing this section.

10. **STATEMENT OF SIGNIFICANCE** The statement should be no more than two typed pages in length. Bibliographic references may include books, articles, primary sources, chain of title information, historical maps, tax records, genealogical studies, etc. Complete titles, authors' names, publishing information, and dates should be provided. Names of the repositories or locations of the sources are helpful.

11. **CONSENTING OWNERS** Please refer to the Frederick County Historic Preservation Ordinance, Section 6(C) 5 for specific consent requirements for nomination of districts.

12. **NOMINATOR IDENTIFICATION** This section must be completed, even if the nominator is the owner.

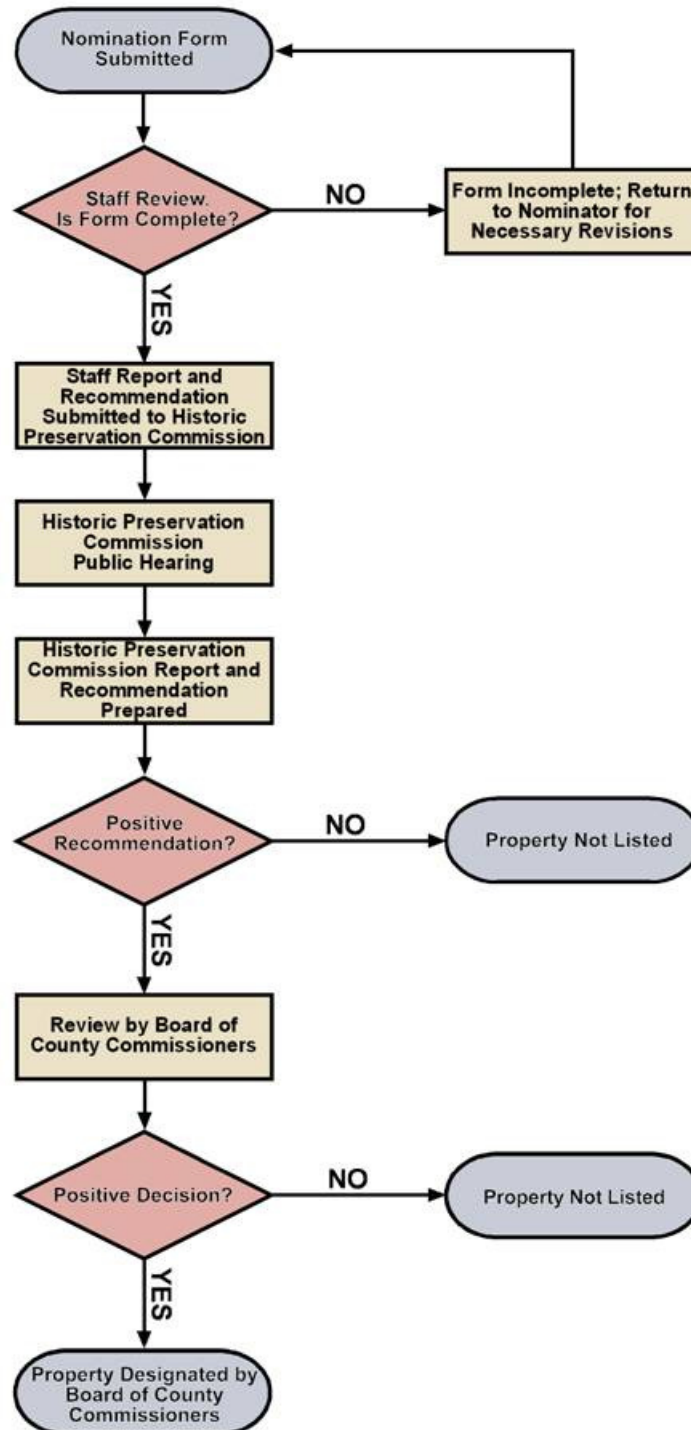
- The nominated property must be posted 15 days prior to the date of the Historic Preservation Commission public hearing. Signs are provided by the Planning & Zoning Department. Signs should be reasonably weatherproofed and on a stiff backing. Signs should be displayed on the nominated property near the principal public road(s).
- Nominations will not be processed until all necessary supporting materials and the nomination form are received and accepted by the Planning & Zoning Department staff.
- Return the completed nomination form and all necessary supporting materials to:

JANET L. DAVIS  
FREDERICK COUNTY DEPARTMENT OF PLANNING AND ZONING  
12 E. CHURCH ST.  
FREDERICK, MARYLAND 21701  
301-600-2958



## APPENDIX 1D

### PROCEDURE FOR LISTING PROPERTIES ON THE FREDERICK COUNTY REGISTER OF HISTORIC PLACES





**APPENDIX 1-E**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION**  
**Frederick County Historic Preservation Commission**

<i>For Office Use Only</i>		
Building Permit # (if applies): _____	Certificate Application #: _____	Date Received: ____/____/____
HPC Hearing Date: ____/____/____      Application Accepted as Complete: ____/____/____		
HPC Decision: Certificate of Appropriateness		
____/____/____	Granted	
____/____/____	Rejected	
____/____/____	Deferred for Information/Consultation	

**Please print or type. Applications must be received by the 15<sup>th</sup> of the month preceding the hearing.**

**1. APPLICANT**

Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Home Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Work Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Owner Name and Address (if other than applicant):

\_\_\_\_\_

\_\_\_\_\_

**2. HISTORIC PROPERTY**

Name (as listed in Frederick Co. Register of Historic Places):

\_\_\_\_\_

Street Address:

---

Tax Map & Parcel Number: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_

**3. TYPE OF CHANGE (check all that apply)**

- ☐ Alteration
 ☐ Excavation
 ☐ Repair
 ☐ Grading
 ☐ Addition  
☐ Moving
 ☐ New Construction
 ☐ Demolition
 ☐ Sign
 ☐ Other

**4. WORK BEING PERFORMED BY:**

Architect or Engineer:

---

Building Contractor:

---

Other:

---

**5. REQUIRED ATTACHMENTS TO THIS APPLICATION:**

- ☐ Site Plan
 ☐ Elevation
 ☐ Detail Drawing(s) or Sketch(es)  
☐ Materials Sample(s)
 ☐ Photographs (4x6 +)
 ☐ Other

(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)

**6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION:**

*Please provide written approval of requested change from easement holder.*

**7. A. I plan to apply for a Federal tax credit for this project:**

- ☐ Yes
 ☐ No

**B. I plan to apply for a State tax credit for this project:**

- ☐ Yes
 ☐ No

**C. I plan to apply for a Frederick County Property tax credit for this project:**

☐ Yes ☐ No

**8. I have applied for another Frederick County permit, approval, or license regarding this property:**

☐ Yes ☐ No

**9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)**

---

**10. POSTING OF PROPERTY:**

Placards will be provided by the Planning & Zoning Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing.

**11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:**

\_\_\_\_\_ I am the owner of this property, or

\_\_\_\_\_ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

\_\_\_\_\_ The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.

\_\_\_\_\_ I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.

\_\_\_\_\_ I agree to supply two additional photographs of appropriate representative views of the proposed work when the job is completed.

\_\_\_\_\_ I will attend (or send a representative to attend) the public hearing of this application before the Historic Preservation Commission.

\_\_\_\_\_ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Applications must be received by the 15<sup>th</sup> of the month preceding the hearing.



**APPENDIX 1-F**  
**Frederick County**  
**Historic Preservation Commission**

**INTERIM DESIGN GUIDELINES**

**General Information**

The Frederick County Register of Historic Places is representative of Frederick County's rich heritage of historical buildings, sites, places, and districts. These valuable resources deserve protection and careful management because they contribute greatly to the County's special character and identity. Therefore, a Certificate of Appropriateness (COA) is required for exterior changes to the properties listed on the County Register of Historic Places. The Historic Preservation Commission (HPC) reviews the exterior changes in accordance with the Interim Design Guidelines.

Listing on the County Register does not change the use or zoning of the property, and it does not require that the property owner make improvements. It does provide the owner with the ability to apply for State, and possibly Federal, income tax credits when work is done that meets the Secretary of the Interior's Standards for Rehabilitation. The owner may also apply for the Frederick County Historic Property Tax Credit. The Interim Design Guidelines are based on the Secretary of the Interior's Standards. A successful State or Federal tax credit application is a reasonable assurance that the rehabilitation work will also be in accordance with the Interim Design Guidelines and will thus result in a successful COA application.

**WHAT MUST BE REVIEWED:** Any alterations to the exterior of any structure(s) or its environment within the County Register designated boundary of each site must be reviewed. Any signs within the County Register designated boundary of each site that are designed to be visible from a public way must be reviewed.

**HOW TO FILE A CERTIFICATE OF APPROPRIATENESS APPLICATION:** A COA application form may be obtained from the Frederick County Historic Preservation Planner at 301-696-2958 or from the Frederick County website at [www.co.frederick.md.us/planning/historic\\_preservation.htm](http://www.co.frederick.md.us/planning/historic_preservation.htm). The application should be filed at least 30 days in advance of the HPC's regular monthly meeting. The property must be posted with a temporary sign indicating the hearing details for at least 15 days prior to the date of the HPC meeting.

**HISTORIC PRESERVATION COMMISSION MEETINGS:** The HPC meets on the first Wednesday of each month at 6 p.m. in the Third Floor Meeting Room, Winchester Hall, 12 E. Church Street, Frederick, MD 21701. Applicants or their representatives must attend the HPC meeting.

**FOR FURTHER INFORMATION:** The Frederick County Planning Department maintains the Inventory of Historic Properties files for Frederick County's unincorporated areas as well as extensive technical information resources. Contact the Historic Preservation Planner at 301-600-2958.

## MASONRY

*These guidelines are based on the Secretary of the Interior's Standards for Rehabilitation issued by the National Park Service. The Historic Preservation Commission has adapted the following information with the hope of making the process of review and approval of work on County Register properties as clear and simple as possible.*

The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials should not be undertaken.

### RECOMMENDED

■ Carefully scraping, repointing in necessary areas, priming, and repainting formerly painted masonry surfaces.

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■ Using new brick that matches old brick in color, size, and texture when undertaking wall repairs.

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■ Matching the old bonding pattern in new masonry work.

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■ Using soft lime mortar for pointing new bricks inserted into an old wall.

### NOT RECOMMENDED

■ Repainting a masonry building repeatedly without cleaning the subsurface.

■ Repointing with mortar of high Portland cement content, which can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

## RECOMMENDED

■ ■ Duplicating old mortar in composition, color, and texture.

■ ■ Duplicating old mortar in joint design, size, method of application, and joint profile.

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■ ■ Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

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■ ■ Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

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■ ■ Cleaning masonry only when necessary to halt deterioration, always using the gentlest method possible, such as low-pressure water and soft natural bristle brushes.

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■ ■ Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

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■ ■ Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

## NOT RECOMMENDED

■ ■ Repointing with mortar joints of differing size, joint profile, texture, color, or content.

■ ■ Sandblasting brick or stone surfaces. This method of cleansing erodes the surface of the material and accelerates deterioration.

■ ■ Using chemical cleaning products that could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

■ ■ Applying new material that is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer, or aluminum or vinyl siding.

■ ■ Removing architectural features, such as cornices, brackets, railings, shutters, window trim, and doorway pediments.

**RECOMMENDED**

■ ■ Retaining wherever possible the original or early color and texture of masonry features. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

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**NOT RECOMMENDED**

■ ■ Applying waterproof or repellant coatings to masonry. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry.

**SIDING AND TRIM**

*These guidelines are based on the Secretary of the Interior's Standards for Rehabilitation issued by the National Park Service. The Historic Preservation Commission has adapted the following information with the hope of making the process of review and approval of work on County Register properties as clear and simple as possible.*

Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is needed, the new material should match the material being replaced in color, composition, texture, design, and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.

The distinguishing original qualities or character of a structure or site should not be destroyed. The removal or alteration of any historic material or distinctive features should be avoided.

Distinctive stylistic features or examples of skilled craftsmanship that characterize a building should be treated with sensitivity.

For more information on this topic, read the following:

*Preservation Briefs: Aluminum and Vinyl Siding on Historic Buildings* by John H. Myers  
*Preservation Briefs: Exterior Paint Problems on Historic Woodwork* by Kay D. Weeks

## A. Siding

### RECOMMENDED

■ ■ Repairing or replacing wood siding when necessary with siding that duplicates the old in size, shape, and texture as closely as possible.

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■ ■ Retaining and preserving architectural features, such as cornices, brackets, railings, shutters, window trim, and doorway pediments.

### NOT RECOMMENDED

■ ■ Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, and vinyl or aluminum siding.

■ ■ Removing distinctive architectural features or covering trim.

## B. Trim

### RECOMMENDED

■ ■ Retaining original decorative details on porches, cornices, windows, and doors by replacing and repairing existing material.

■ ■ Replacing missing trim with exact duplication if possible or trying to match mass and rhythm of the original.

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### NOT RECOMMENDED

■ ■ Decorating a building with inappropriate “gingerbread” trim that never existed on the building.

■ ■ “Colonializing” any building by adding pedimented doorways, pent roofs, columns, shutters, etc., that never existed on the building and detract from its true architectural style.

■ ■ Removing paint and finishes down to the bare surface. Strong paint strippers, whether chemical or mechanical, can permanently damage the surface.

## ROOFS, WINDOWS AND DOORS, AND ENTRANCES

*These guidelines are based on the Secretary of the Interior's Standards for Rehabilitation issued by the National Park Service. The Historic Preservation Commission has adapted the following information with the hope of making the process of review and approval of work on County Register properties as clear and simple as possible.*

Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is needed, the new material should match the material being replaced in color, composition, texture, design, and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.

All buildings should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance should be discouraged.

Changes that may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

For more information on this topic, read the following:

Preservation Briefs: Conserving Energy in Historic Buildings by Baird M. Smith, AIA

Preservation Briefs: Roofing for Historic Buildings by Sarah M. Sweetser

Preservation Briefs: The Repair of Historic Wooden Windows by John H. Myers

## A. Roofs

### RECOMMENDED

■ ■ Preserving the original shape of the roof.

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■ ■ Retaining the original roofing material whenever possible and replacing deteriorated roofing with new material that matches the old in composition, size, shape, color, and texture.

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■ ■ When replacing slate on a slate roof, following the pattern used as closely as possible.

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■ ■ Adding dormers, skylights, vents, etc., only when necessary in a style appropriate to the character of the building.

### NOT RECOMMENDED

■ ■ Replacing roofing material with material that significantly alters the appearance of the structure.

■ ■ Stripping the roof of important architectural features, such as cresting or finials.

■ ■ Substantially changing the character of the building by adding inappropriate dormer windows, skylights, or vents that can detract from the architecture of the building.

## B. WINDOWS AND DOORS

### RECOMMENDED

■ Retaining and repairing original window and door openings including window sash, glass, lintels, sills, trim, doors, pediments, steps, and hardware.

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■ Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

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■ When awnings are needed, installing weatherproofed canvas type or vinyl.

### NOT RECOMMENDED

■ Altering the size of the window or door openings.

■ Adding new window or door openings to the façade of the building.

■ Adding new trim to doors or windows where it never existed.

■ Changing the size of the window panes or sash.

■ Painting the surface of the window panes.

■ Installing metal or plastic strip awnings.

## RECOMMENDED

- Replacing and repairing original shutters that have been removed or damaged.

- Ensuring that shutters are able to close and cover the window and have enough room to lie flat against the building when opened.

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- Repairing rather than replacing doors.

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- When necessary, replacing existing doors with four, six, or eight-panel wood doors or single-glass panel wood doors.

## NOT RECOMMENDED

- Installing shutters around windows and doors where they never existed.

- Installing aluminum or ranch-type shutters.

## C. ENTRANCES, PORCHES, AND STEPS

### RECOMMENDED

- Retaining porches or additions reflecting later architectural styles important to the integrity of the building.

### NOT RECOMMENDED

- Removing or altering porches or steps appropriate to the building's development and style.

## LANDSCAPING, WALLS, AND FENCES

*These guidelines are based on the Secretary of the Interior's Standards for Rehabilitation issued by the National Park Service. The Historic Preservation Commission has adapted the following information with the hope of making the process of review and approval of work on County Register properties as clear and simple as possible.*

*Landscaping should be undertaken to beautify a building, highlight special architectural features, screen unattractive areas from public view, and create privacy.*

*Landscaping should be accomplished in such a way that the overall effect harmonizes with the established look of the neighborhood and complements the architectural style of the building.*

### A. Landscaping

#### RECOMMENDED

■ ■ Installing planters that are appropriate to the setting of the building.

■ ■ Installing window boxes that are in proportion to the window elements.

#### NOT RECOMMENDED

■ ■ Installing window boxes that cover or deface architectural elements.

## RECOMMENDED

■ ■ Retaining plants, trees, fencing, walkways, streetlights, signs, and benches that reflect the property's history and development.

■ ■ If changes in site are made, carefully evaluating them in light of past appearance.

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## NOT RECOMMENDED

■ ■ Destroying the relationship of buildings and their environment by changes that are incompatible with the character of the neighborhood or site.

■ ■ Placing or leaving plant materials or trees in close proximity to a building. These plants or trees may cause deterioration of the building fabric.

## B. Walls and Fences

### RECOMMENDED

■ ■ Retaining existing walls or fences that reflect the property's history and development.

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■ ■ Repairing or replacing, where necessary, deteriorated material that duplicates the old in size, shape, and texture as closely as possible.

### NOT RECOMMENDED

■ ■ Removing original walls or fences.

■ ■ Using new construction material that is not harmonious with existing wall or fence material.

**RECOMMENDED**

■ ■ Using brick walls or cast-iron, picket, straight-board, and board-and-batten fences compatible in material and design with adjacent structures.

■ ■ Using chain links, snow fences, wire-mesh fences, and concrete block when appropriate to the site's history and features.

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■ ■ Painting the exterior surfaces on all wooden fences and gates.

**NOT RECOMMENDED**

■ ■ Installing fences of split rail or post-and-rail design.

**NEW CONSTRUCTION**

*These guidelines are based on the Secretary of the Interior's Standards for Rehabilitation issued by the National Park Service. The Historic Preservation Commission has adapted the following information with the hope of making the process of review and approval of work on County Register properties as clear and simple as possible.*

Every reasonable effort should be made to provide a compatible use of a property that requires minimal alteration of the structure or site.

Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property or neighborhood.

Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

## RECOMMENDED

■ ■ Using contemporary designs that blend with the architectural design of the area.

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■ ■ Blending new construction with existing buildings according to material, texture, and colors.

■ ■ Ensuring that the width, scale, spacing, and rhythm of new construction are compatible with adjacent buildings in the area or district.

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■ ■ Within a designated district, constructing new buildings to an average height within 10 % of the height of surrounding structures.

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■ ■ Ensuring that rooflines are compatible with those of surrounding structures.

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■ ■ Protecting architectural details and features that contribute to the character of the building.

## NOT RECOMMENDED

■ ■ Introducing new construction that is not compatible with the character of the district or site.

■ ■ Designing new work that is incompatible with the earlier building and the site in material, texture, color, size, or scale.

■ ■ Adding new height to buildings that changes the scale and character of the buildings and/or site. Additions in height should not be visible when viewing the principal facades.

■ ■ Adding new floors or removing existing floors that result in the destruction of important architectural details, features, and spaces of the building.

**RECOMMENDED****NOT RECOMMENDED**


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■ Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

■ Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Imitating an earlier style or period of architecture in new additions that have a completely contemporary function, such as a drive-in bank or garage.

■ Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

## APPENDIX 1-G FREDERICK COUNTY REGISTER OF HISTORIC PLACES

CR 99-01	<p><b>Elisha Beall House (Boxwood Lodge)</b>  3739 Urbana Pike  Urbana vicinity  Date listed: 5 October 1999  Tax Map 96, Parcel 9  Tax ID #07 192940  Acreage: 6.732 (entire parcel)</p>	F-7-60
CR 99-02	<p><b>Smith's Store and Residence</b>  3513 Urbana Pike  Urbana  Date listed: 5 October 1999  Tax Map 96, Parcel 121  Tax ID #07 209460  Acreage: 0.36198 (entire parcel)</p>	F-7-68
CR 00-01	<p><b>Whiskey Ridge</b>  8001 Green Valley Road  Libertytown vicinity  Date listed: 3 October 2000  Tax Map 60, Parcel 45  Tax ID #08 214026  Acreage: 2.41 (not entire parcel)</p>	F-8-146
CR 00-02	<p><b>Howard Marvin Jones House</b>  1213 Jefferson Pike  Petersville  Date listed: 2 January 2001  Tax Map 92, Parcel 147  Tax ID #12 290993  Acreage: 7.07 (entire parcel)</p>	F-2-102
CR 01-01	<p><b>Linganore Farm</b>  6229 Linganore Road  Frederick vicinity  Date listed: 8 May 2001  Tax Map 78, Parcel 595  Tax ID #09 243151  Acreage: 4.969 (entire parcel)  (Also NR)</p>	F-5-125



CR 01-02      **Petersville Methodist Episcopal Church**      F-2-20

1341 Jefferson Pike  
 Petersville  
 Date listed: 13 November 2001  
 Tax Map 92, Parcel 214  
 Tax ID #12 294123 (house)  
                   #12 294115 (garage)  
 Acreage: 0.51 (total of 2 lots)



CR 02-01      **Newton Schaeffer House**      F-1-56

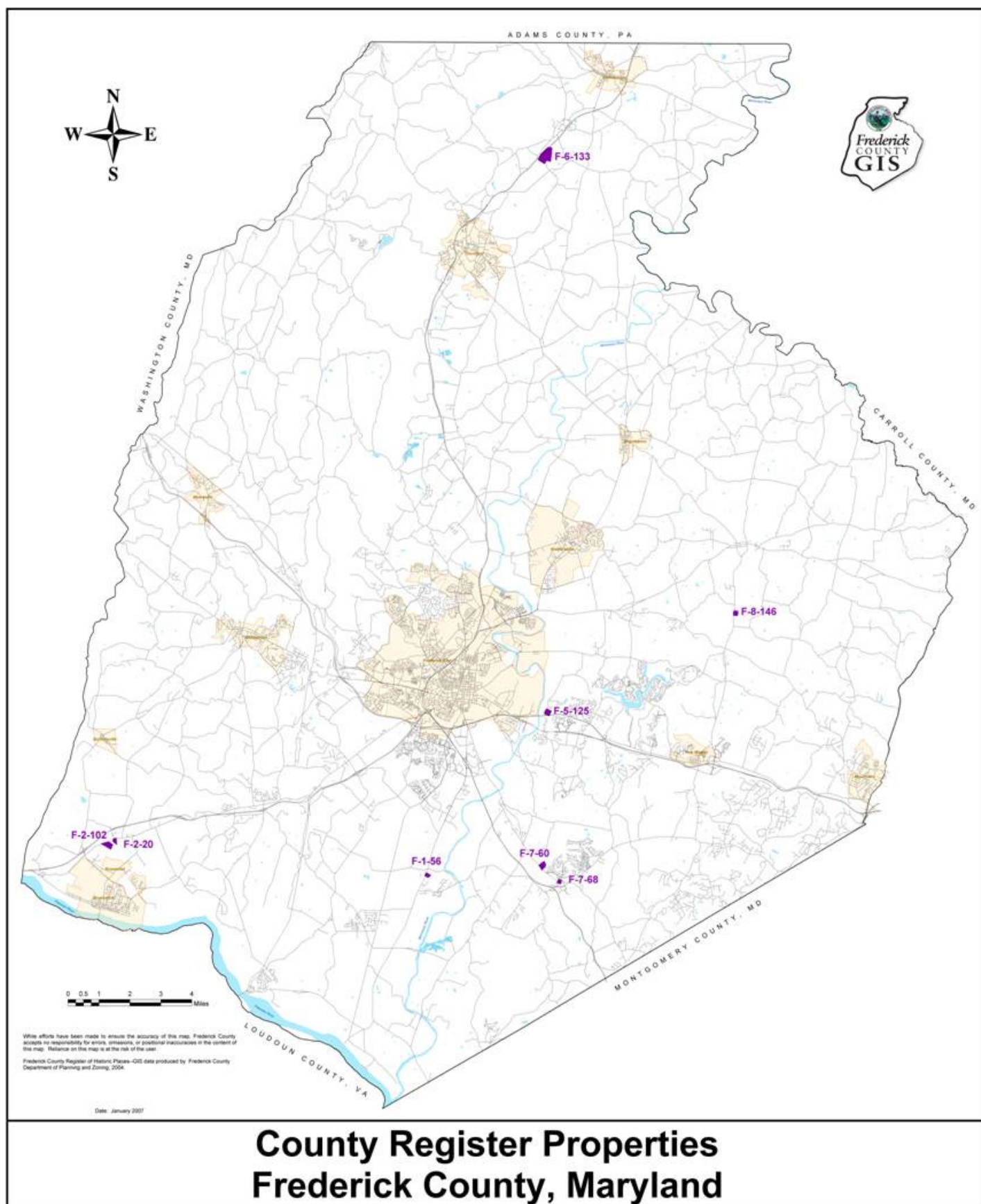
(Charles Huseman House)  
 3447 Buckeystown Pike  
 Buckeystown  
 Date listed: 20 August 2002  
 Tax Map 95A, Parcel 1165  
 Tax ID #01 007580  
 Acreage: 0.425 (entire parcel)  
 (Buckeystown NR District)



CR 03-01      **Thornbrook**      F-6-133

8518 Orndorff Road  
 Thurmont vicinity  
 Date listed: 12 May 2003  
 Tax Map 14, Parcel 272  
 Tax ID #05 183235  
 Acreage: 52.657 (almost entire parcel, less 0.498 acres)







**APPENDIX 2**  
**NATIONAL REGISTER OF HISTORIC PLACES**  
 July 2006

**FREDERICK COUNTY**

MIHP #	NAME, LOCATION, DATE OF LISTING	RECORD #
F-2-11	CHESAPEAKE AND OHIO CANAL NATIONAL MONUMENT Tuscarora vicinity Entered: 15 October 1966	1
FHD-243	HESSIAN BARRACKS So. Market Street, Frederick Entered: 25 January 1971	2
F-3-126	ROSE HILL MANOR 1611 North Market Street, Frederick Entered: 9 December 1971	3
F-3-41	JOHN HANSON-PHILIP THOMAS HOUSES (DELISTED) 108-110 West Patrick Street, Frederick Entered: 20 January 1972	4
F-6-45	CATOCTIN FURNACE HISTORIC DISTRICT US 15, 12 miles northwest of Frederick Entered: 11 February 1972	5
F-3-45	THE HISTORICAL SOCIETY OF FREDERICK COUNTY 24 East Church Street, Frederick Entered: 10 October 1972	6
F-1-129	POINT OF ROCKS RAILROAD STATION US 15, north side of B & O tracks, Point of Rocks Entered: 11 April 1973	7
F-7-50	AMELUNG HOUSE AND GLASSWORKS Off Park Mills Road, Urbana vicinity Entered: 3 October 1973	8
F-3-39	FREDERICK TOWN HISTORIC DISTRICT Market, Patrick, East, Bentz, from South Street to 7th Street Entered: 18 October 1973	9

F-3-42	MONOCACY BATTLEFIELD Southeast of Frederick, bisected by I-270 and MD 355 Entered: 12 November 1973	10
F-3-43	NALLIN FARM HOUSE Fort Detrick, Frederick Entered: 23 May 1974	11
F-3-47	SCHIEFFERSTADT 1110 Rosemont Street, Frederick Entered: 22 July 1974	12
F-8-50	ABRAHAM JONES HOUSE 12106 Liberty Road (Main Street), Libertytown Entered: 24 July 1974	13
	OLD NATIONAL PIKE MILESTONES Across the county, see individual numbers in F-3, F-4, F-5 regions Entered: 27 March 1975	14
F-7-3	STANCIOFF HOUSE (LANDON) 3401A Urbana Pike, Urbana Entered: 23 April 1975	15
F-8-52	BIGGS FORD PREHISTORIC VILLAGE ARCHEOLOGICAL SITE 18FR14 LOCATION NOT TO BE RELEASED Entered: 10 June 1975	16
	MONOCACY ARCHEOLOGICAL SITE 18FR1000 LOCATION NOT TO BE RELEASED Entered: 30 July 1975	17
	SHOEMAKER III VILLAGE ARCHAEOLOGICAL SITE 18FR81 LOCATION NOT TO BE RELEASED Entered: 5 September 1975	18
F-3-40	GUILFORD 7360 Guilford Drive, Frederick vicinity Entered: 14 October 1975	19
F-2-10	BURKITTSVILLE HISTORIC DISTRICT Junction of MD 17 and Main Street (Gapland Road) Entered: 20 November 1975	20
F-5-59	NEW MARKET HISTORIC DISTRICT Junction of Old MD 75 with MD 144, New Market Entered: 6 December 1975	21

F-6-20	ST. JOSEPH'S COLLEGE AND MOTHER SETON SHRINE 16825 South Seton Ave., Emmitsburg Entered: 1 January 1976	22
F-6-47	PENNTERRA 12003A Penterra Manor Lane, Creagerstown vicinity Entered: 30 January 1976	23
F-6-48	STRAWBERRY HILL 12155A Creagerstown Road, Creagerstown vicinity Entered: 30 January 1976	24
F-6-18	GRACEHAM MORAVIAN CHURCH 8231B Rocky Ridge Road, Graceham Entered: 13 May 1976	25
F-3-44	NALLIN FARM SPRINGHOUSE AND BANK BARN Ft. Detrick, Nallin Farm Pond Road, Frederick Entered: 16 September 1977	26
F-3-46	ONE-MILLION-LITER TEST SPHERE ("Horton Test Sphere," "Test Sphere," "Cloud Study Chamber," or "The 8-Ball") (Fort Detrick Structure #527) Fort Detrick between Bldgs. 567 & 571, Frederick Entered: 23 November 1977	27
F-1-130	ST. PAUL'S EPISCOPAL CHURCH 1914 Ballenger Creek Pike, Point of Rocks vicinity Entered: 31 January 1978	28
F-6-3 F-6-6 F-3-4	COVERED BRIDGES Loys Station (over Owen's Creek) Roddy Road (over Owen's Creek) Utica Bridge (over Fishing Creek) Entered: 23 June 1978	29
F-1-172	ARCADIA 4720 Buckeystown Pike, Frederick vicinity Entered: 3 August 1978	30
F-8-49	LEGORE BRIDGE Over Monocacy River, Woodsboro vicinity Entered: 21 November 1978	31
F-6-8	BULLFROG ROAD BRIDGE Over Monocacy River, Taneytown vicinity Entered: 21 November 1978	32

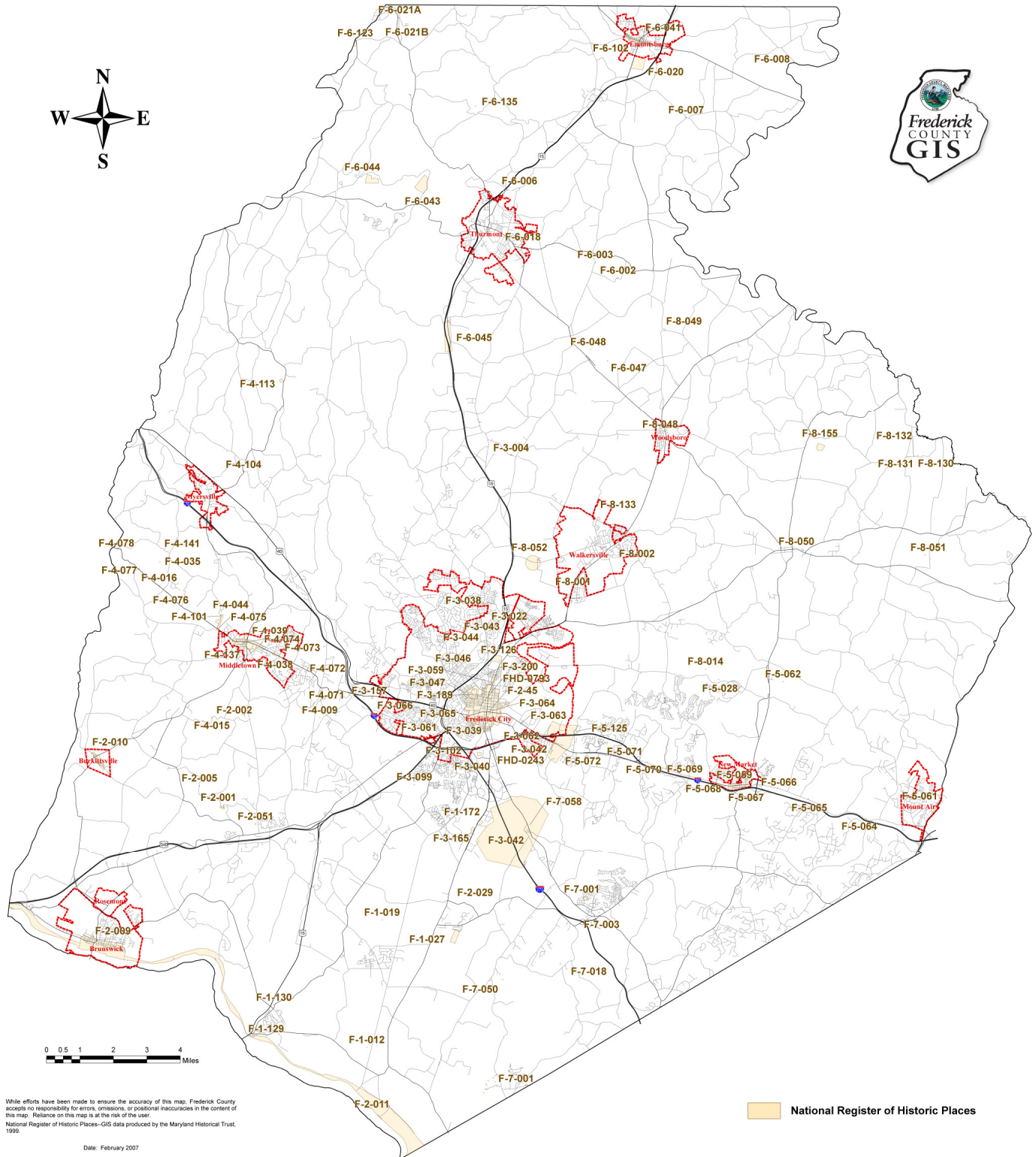
F-2-5	POFFENBERGER ROAD BRIDGE Over Catoctin Creek, Jefferson vicinity Entered: 29 November 1978	33
F-6-7	FOURPOINTS BRIDGE Keysville Road over Toms Creek, Emmitsburg vicinity Entered: 29 November 1978	34
F-8-2	CRUM ROAD BRIDGE Over Israel Creek, Walkersville vicinity Entered: 28 December 1978	35
F-6-2	OLD MILL ROAD BRIDGE Over Owens Creek, Rocky Ridge vicinity Entered: 7 March 1979	36
F-7-1	FAT OXEN 3916 Urbana Pike, Urbana vicinity Entered: 21 May 1979	37
F-2-2	BENNIES HILL ROAD BRIDGE Over Catoctin Creek, Middletown vicinity Entered: 27 June 1979	38
F-8-51	PEARRE-METCALFE HOUSE 9084 Albaugh Road, Unionville vicinity Entered: 2 July 1979	39
F-5-28	THOMAS MAYNARD HOUSE 11022 Gas House Pike, New London vicinity Entered: 18 July 1979	40
F-2-9	BRUNSWICK HISTORIC DISTRICT North bank of the Potomac River at MD 17 Entered: 29 August 1979	41
F-1-12	SALEAUDO 1242 New Design Road, Tuscarora vicinity Entered: 24 September 1979	42
F-8-1	WOODSBOROUGH & FREDERICK TURNPIKE COMPANY TOLLHOUSE 1 mile south of Walkersville on MD 194 Entered: 24 September 1979	43
F-3-38	EDGEWOOD 7051 Poole Jones Road, Frederick vicinity Entered: 6 September 1979	44
F-3-61	PROSPECT HALL 884 Butterfly Lane, Frederick Entered: 8 September 1980	45

F-8-130	HOPEWELL House	46
F-8-131	Tenant House #1	
F-8-132	Tenant House #2	
	F.R. Shriner Farm (CARR-150)	
	Pearre Road & Clemsonville Road, Union Bridge vicinity	
	Entered: 8 December 1980	
F-8-14	HENRY NELSON HOUSE	47
	10822 Gas House Pike, New London vicinity	
	Entered: 4 December 1980	
F-1-29	BUCKEYSTOWN HISTORIC DISTRICT	48
	MD 85 (Buckeystown Pike) at Manor Woods Road	
	Entered: 6 April 1982	
F-2-1	LEWIS MILL COMPLEX	49
	3205 Poffenberger Road, Jefferson vicinity	
	Entered: 6 May 1982	
F-1-27	BUCKINGHAM HOUSE AND INDUSTRIAL SCHOOL	50
	3035 Buckeystown Pike, Buckeystown vicinity	
	Entered: 20 May 1982	
F-3-59	JOHN C. MOTTER HOUSE	51
	1005 Motter Avenue, Frederick	
	Entered: 2 December 1982	
F-3-22	SPRING BANK	52
	7945 Worman's Mill Road, Frederick vicinity	
	Entered: 13 September 1984	
F-5-61	MOUNT AIRY HISTORIC DISTRICT	53
	See Carroll County CARR-663	
	Entered: 13 September 1984	
F-6-41	ST. EUPHEMIA'S SCHOOL AND SISTERS' HOUSE	54
	5052 De Paul Street, Emmitsburg	
	Entered: 13 September 1984	
F-3-99	WIDRICK, GEORGE, HOUSE	55
	5346A Ballenger Creek Pike, Frederick vicinity	
	Entered: 12 September 1985	
FHD-793	FREDERICK ARMORY	56
	Bentz and Second Streets, Frederick	
	Entered: 25 September 1985	

	NOLANDS FERRY I ARCHEOLOGICAL SITE 18FR17 LOCATION NOT TO BE RELEASED Entered: 18 October 1985	57
F-7-58	GAMBRILL HOUSE (Boscobel) Monocacy National Battlefield, MD 355 Entered: 18 November 1985	58
F-4-15	SHAHER'S MILL 3018 Bennies Hill Road, Middletown vicinity Entered: 26 June 1986	59
F-6-21A	VICTOR CULLEN SCHOOL POWER HOUSE 5970 Cullen Drive, Sabillasville vicinity Entered: 8 January 1987	60
F-5-62	DRUMMINE FARM 6901 Green Valley Road, New Market vicinity Entered: 8 January 1987	61
F-3-102	LINDEN GROVE Solarex Court, Frederick Entered: 10 September 1987	62
F-3-39	FREDERICK HISTORIC DISTRICT EXPANDED Entered: 30 June 1988	63
F-4-16	HENRY SHOEMAKER FARMHOUSE 2136 Old National Pike, Middletown vicinity Entered: 11 May 1989	64
F-6-44	CAMP GREENTOP HISTORIC DISTRICT Catoctin Mountain National Park Entered: 11 October 1989	65
F-6-43	CAMP MISTY MOUNT HISTORIC DISTRICT Catoctin Mountain National Park Entered: 11 October 1989	66
F-6-21B	CULLEN, VICTOR, CENTER OLD ADMINISTRATION BUILDING Sabillasville vicinity Entered: 22 August 1990	67
F-6-102	EMMITSBURG HISTORIC DISTRICT Main Street and Seton Avenue, Emmitsburg Entered: 10 March 1992	68

F-2-51	GEORGE WILLARD HOUSE 4804 Old Middletown Road, Jefferson vicinity Entered: 22 July 1993	69
F-8-133	HARRIS FARM (Walkersville Heritage Park) Devilbiss Bridge Road, Walkersville Entered: 29 July 1994	70
F-4-101	BOWLUS MILL HOUSE 8123 Old Hagerstown Road, Middletown vicinity. Entered: 26 March 1996	71
F-1-19	CARROLLTON MANOR 5809 Manor Woods Road, Buckeystown vicinity Entered: 17 November 1997	72
F-4-113	PETER OF P. GROSSNICKEL FARM 11720 Wolfsville Road, Wolfsville vicinity Entered: 31 July 1998	73
F-3-157	HIGHLAND LODGE 5519 Old National Pike, Frederick vicinity Entered: 22 October 1998	74
F-5-125	LINGANORE FARM 6229 Linganore Road, Frederick vicinity Entered: 5 May 2000	75
F-7-18	BLOOMSBURY 2602 Thurston Road, Urbana vicinity Entered: 13 August 2000	76
F-6-123	TIPAHATO 17130 Raven Rock Road, Sabillasville vicinity Entered: 19 July 2001	77
F-4-35	DANIEL SHEFFER FARMSTEAD 8924A Mt. Tabor Road, Middletown vicinity Entered: 28 December 2001	78
F-3-165	GEORGE MARKELL FARMSTEAD 4825 Buckeystown Pike, Frederick vicinity Entered: 27 December 2002	79
F-3-200	JAMES K. P. WOLFE HOUSE 1201 Motter Avenue, Frederick Entered: 27 December 2002	80

F-4-137	STONEBRAKER AND HARBAUGH, SHAFER BLDG. 100-104 W. Main St., Middletown Entered: 27 December 2002	81
F-3-189	HOOD COLLEGE 401 Rosemont Avenue, Frederick Entered: 30 December 2002	82
F-4-39	MIDDLETOWN HISTORIC DISTRICT Main, Church, Washington, Green, Jefferson, Prospect, and Broad Sts., Middletown Entered: 24 December 2003	83
F-4-38	AIRVIEW HISTORIC DISTRICT 701-720 East Main Street, Middletown Entered: 29 December 2004	84
F-4-9	RICH MOUNTAIN 6434 South Clifton Road, Braddock Heights vicinity Entered: 28 December 2005	85
F-8-155	KITTERMAN-BUCKEY FARM 12529 Molasses Road, Johnsville vicinity Entered: 28 December 2005	86
F-6-135	JOHN EYLER FARMSTEAD 7216 Eyler Valley Flint Road, Thurmont vicinity Entered: 13 September 2006	87
F-4-141	ROUTZAHN-MILLER FARMSTEAD 9117 Frostown Road, Middletown vicinity Entered: 27 September 2006	88



## National Register Properties Frederick County, Maryland



## APPENDIX 3

### HISTORICAL LISTS AND DESIGNATIONS: WHAT DO THEY MEAN?

The **Maryland Inventory of Historic Properties** is a broad-based catalogue of historical information on buildings, sites, districts, and structures of known or potential value to the history, culture, architecture, engineering, or archeology of Maryland. Listing in the Inventory imposes no obligations on property owners. No benefits for preservation are available to owners of listed Inventory properties. The Inventory is jointly maintained by the Maryland Historical Trust, the State agency for historic preservation, and Frederick County Division of Planning. Contact the Maryland Historical Trust at 410-514-7600 or [www.marylandhistoricaltrust.net](http://www.marylandhistoricaltrust.net). Contact the Frederick County Division of Planning at 301-600-2958.

The **Maryland Register of Historic Properties** is maintained by the Maryland Historical Trust and includes all National Register-listed sites in the State plus all sites officially determined eligible for listing in the National Register. This list does not confer any additional protections, considerations, or benefits to those that are associated with the National Register or official Determinations of Eligibility. Contact the Maryland Historical Trust for more information.

The **National Register of Historic Places** is a list of properties acknowledged by the Federal government as worthy of preservation for their significance in American history and culture. Listing in the Register is by owner consent and offers eligibility for certain State and Federal regulatory protections, financial assistance, and tax benefits. However, National Register listing does not impose maintenance or rehabilitation standards and no State or Federal government agency's permission is required for alteration, sale, or demolition of a listed property. Local zoning regulations are not affected by National Register listing. The National Register in Maryland is administered by the Maryland Historical Trust. Contact the National Register Program Administrator at the Trust at 410-514-7649.

The **Frederick County Register of Historic Places** is the County's official list of historic landmarks as established by County Ordinance 97-16-194, effective January 1, 1998. Sites may be nominated and listed in two categories: historic, archaeological, and cultural significance; and architectural and design significance. Owner consent is required for listing. Certain tax credits, loans, and grants are available or may become available in the future for rehabilitations of County Register-listed properties. Exterior work on County Register-listed properties is reviewed and certified by the County Historic Preservation Commission. Contact the staff of the Commission at 301-600-2958.

## COMPARISON OF HISTORICAL DESIGNATIONS

	REVIEW OF WORK REQUIRED?	WHO RE-VIEWS WORK?	OWNER CONSENT REQUIRED FOR NOMINATION?	OP-TIONAL TAX CREDIT BENEFIT?	LOCAL PROPERTY TAX CREDIT?	PROTECTION FROM DEMO?	BENEFITS DESCRIP-TION
NATIONAL REGISTER OF HISTORIC PLACES	Only for projects publicly funded or licensed, <u>or</u> Property owner-initiated State or Federal tax credit application	Maryland Historical Trust (MHT)	Yes	Yes	No	No	Fed income tax credit 20% on rehab of commercial or residential rental properties. State income tax credit of 20% on rehab of owner-occupied private residences <u>and/or</u> commercial properties
COUNTY REGISTER OF HISTORIC PLACES	Yes, exterior only	County Historic Preservation Commission (HPC), always, and MHT if State/Fed tax credit application	Yes	Yes	Yes; approximately 10%; tied to possible assessment raise due to work under HP ord.	Yes; demolition may be possible if supported by appropriate justification and HPC approves	State Credit as above
MARYLAND INVENTORY OF HISTORIC PROPERTIES	No	Not applicable	No	No	No	No	No financial benefits

## APPENDIX 4

### FINANCIAL INCENTIVES AND TAX BENEFITS OF NATIONAL AND COUNTY REGISTER LISTING

#### **MARYLAND REHABILITATION TAX CREDIT**

The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 20 percent (20%) of the qualified capital costs expended in the rehabilitation of a “certified heritage structure”.

A certified heritage structure can include structures:

- Individually listed in the National Register of Historic Places;
- Designated as a historic property under local law and determined by the Director of the Maryland Historical Trust to be eligible for listing on the National Register of Historic Places;
- Located in a historic district listed in the National Register of Historic Places or in a local district that the Director of the Maryland Historical Trust determines is eligible for listing in the National Register and certified by the Director as contributing to the significance of the district; or
- Located in a certified heritage area and certified by the Maryland Heritage Areas Authority as contributing to the significance of the certified heritage area.

The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation expenditure in a 24-month period must be substantial, exceeding \$5,000 for owner-occupied residential property, and the greater of the adjusted basis of the structure (generally the purchase price, minus the value of the land, minus any depreciation taken) or \$5,000 for all other property. The rehabilitation must conform to the Secretary of the Interior’s *Standards for Rehabilitation* and must be certified by the Maryland Historical Trust. If the credit exceeds the taxpayer’s tax liability, a refund may be claimed in the amount of the excess. Additionally, organizations exempt from taxation under Section 501(c)(3) of the Internal Revenue Code are also eligible for a refund.

**IMPORTANT: CONTACT THE MARYLAND HISTORICAL TRUST PRIOR TO STARTING WORK ON A TAX CREDIT PROJECT. CALL 410-514-7620 OR VISIT [WWW.MARYLANDHISTORICALTRUST.NET](http://WWW.MARYLANDHISTORICALTRUST.NET).**

#### **FEDERAL HISTORIC PRESERVATION TAX INCENTIVES:**

The Historic Preservation Tax Incentives program is one of the Federal government’s most successful and cost-effective community revitalization programs. The Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores.

Current tax incentives for preservation, established by the Tax Reform Act of 1986, include:

- A 20% tax credit for the certified rehabilitation of certified historic structures; and
- A 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

For both credits, the rehabilitation must be a substantial one and must involve a depreciable building. A depreciable building is defined as one used in a trade or business or held for the production of income, such as a residential rental property. It may not serve exclusively as the owner's residence.

**CONTACT THE MARYLAND HISTORICAL TRUST FOR MORE INFORMATION AT 410-514-7620 OR VISIT [WWW.MARYLANDHISTORICALTRUST.NET](http://WWW.MARYLANDHISTORICALTRUST.NET).**

**LOCAL PROPERTY TAX CREDIT:**

Under Section 9-312 (b)(1)(ii) of the Annotated Code of Maryland, Tax-Property Article, the Board of County Commissioners shall grant a property tax credit to real property on which an improvement is made to an existing structure located in a historic district. "Historic District" is intended to be a district created under Article 66B, Section 8.01 et seq., the enabling legislation for local historic zoning. The credit is calculated according to the following percentages of the increase in property tax that is due to the improvement:

- 100% of the increase in the assessment of the real property in the first and second taxable years that the improved structure is subject to the county property tax;
- 80% of the increase in the assessment of the real property in the third taxable year;
- 60% of the increase in the assessment of the real property in the fourth taxable year; and
- 40% of the increase in the assessment of the real property in the fifth taxable year, and ended after the fifth taxable year.

Applications are available from the Board of County Commissioners office at Winchester Hall, 12 E. Church St., Frederick, MD.

## APPENDIX 5

### GLOSSARY

**BUILDING:** A construction created principally to shelter any form of human activity. “Building” may also refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

**CONTEXT:** The setting or environment of a historic site or a historic district. A “historic context” is a preservation planning term for the organizational format that groups information about related historic properties. A historic context is usually based on one or more historic or prehistoric themes, specific geographic limits, and chronological periods.

**DISTRICT:** A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

**OBJECT:** A construction that is primarily artistic in nature or is relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

**SITE:** The location of an event, a prehistoric or historic occupation or activity of historic significance or a structure, whether standing or ruined, which possesses historic, archeological, or cultural significance.

**STRUCTURE:** A functional construction made usually for purposes other than creating human shelter.



## **APPENDIX 6**

### **BIBLIOGRAPHY AND WEB RESOURCES**

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## INTERNET WEB SITES OF INTEREST

### Archeology:

- Archeological Society of Maryland  
[www.marylandarcheology.org](http://www.marylandarcheology.org)
- Monocacy Archeological Society  
[www.digfrederick.bravehost.com](http://www.digfrederick.bravehost.com)
- The Archeological Conservancy  
[www.americanarcheology.com](http://www.americanarcheology.com)

### Architecture:

- Historic American Buildings Survey (HABS) and  
Historic American Engineering Record (HAER)  
[www.cr.nps.gov/habs/haer](http://www.cr.nps.gov/habs/haer)
- Society of Architectural Historians  
[www.sah.org](http://www.sah.org)
- Vernacular Architecture Forum  
[www.vernaculararchitectureforum.org](http://www.vernaculararchitectureforum.org)

**Cultural Landscapes:**

Alliance for Historic Landscape Preservation

[www.ahlp.org](http://www.ahlp.org)

Cultural Landscapes (NPS)

[www.cr.nps.gov/landscapes.htm](http://www.cr.nps.gov/landscapes.htm)

Scenic America

[www.scenic.org](http://www.scenic.org)

**Government and Public Policy:**

Heritage Preservation Services (NPS)

[www.cr.nps.gov/hps/](http://www.cr.nps.gov/hps/)

Laws, Regulations and Standards Related to Cultural Resources (NPS)

[www.cr.nps.gov/linklaws.htm](http://www.cr.nps.gov/linklaws.htm)

**Heritage Education:**

National Council for Preservation Education

[www.uvm.edu/histpres/ncpe/](http://www.uvm.edu/histpres/ncpe/)

Teaching with Historic Places

[www.cr.nps.gov/nr/twhp](http://www.cr.nps.gov/nr/twhp)

**Heritage Tourism:**

Heart of the Civil War Heritage Area (HCWHA)

[www.heartofthecivilwar.org](http://www.heartofthecivilwar.org)

Maryland Heritage Areas Authority (MHAA)

[www.marylandhistoricaltrust.net/hb-1.html](http://www.marylandhistoricaltrust.net/hb-1.html)

National Heritage Areas

[www.cr.nps.gov/heritageareas/](http://www.cr.nps.gov/heritageareas/)

**Historic Preservation:**

Advisory Council on Historic Preservation

[www.achp.gov](http://www.achp.gov)

Barn Again! (National Trust)

[www.agriculture.com/barnagain](http://www.agriculture.com/barnagain)

National Center for Preservation Technology and Training (NPS)

[www.ncptt.nps.gov](http://www.ncptt.nps.gov)

National Register of Historic Places

[www.cr.nps.gov/nr/](http://www.cr.nps.gov/nr/)

National Trust for Historic Preservation

[www.nationaltrust.org](http://www.nationaltrust.org)

National Trust's Main Street Center

[www.mainstreet.org](http://www.mainstreet.org)

Secretary of the Interior's Standards for the Treatment of Historic Properties (NPS) [www.cr.nps.gov/hps/tps/standguide/index.htm](http://www.cr.nps.gov/hps/tps/standguide/index.htm)

Technical Preservation Services (NPS)

[www.cr.nps.gov/hps/tps](http://www.cr.nps.gov/hps/tps)

**History:**

American Battlefield Protection Program (ABPP)

[www.cr.nps.gov/hps/abpp/](http://www.cr.nps.gov/hps/abpp/)

American Memory (Library of Congress)

[www.memory.loc.gov/ammem/index.html](http://www.memory.loc.gov/ammem/index.html)

Native American Sites

[www.nativeculturelinks.com/indians.html](http://www.nativeculturelinks.com/indians.html)

National Underground Railroad Network to Freedom (NPS)

[www.cr.nps.gov/ugrr](http://www.cr.nps.gov/ugrr)

**Main Street Program:**

Main Street Maryland

[www.neighborhoodrevitalization.org/Programs/MainStreet/Mainstreet.aspx](http://www.neighborhoodrevitalization.org/Programs/MainStreet/Mainstreet.aspx)

**National and Statewide Non-Profit Preservation Organizations:**

Maryland Association of Historic District Commissions (MAHDC)

[www.marylandhistoricaltrust.net/hdc.html](http://www.marylandhistoricaltrust.net/hdc.html)

National Alliance of Preservation Commissions (NAPC)

[www.uga.edu/sed/pso/programs/napc/napc.htm](http://www.uga.edu/sed/pso/programs/napc/napc.htm)

Preservation Maryland

[www.preservemd.org](http://www.preservemd.org)

**State Historic Preservation Office:**

Maryland Historical Trust

[www.marylandhistoricaltrust.net](http://www.marylandhistoricaltrust.net)